RIVERDALE CITY COUNCIL AGENDA
CIVIC CENTER - 4600 S. WEBER RIVER DR.
TUESDAY – JULY 5, 2022

5:30 p.m. – Work Session

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

Consideration of adjourning into Closed Executive Session pursuant to the provisions of Section 52-4-205 of the Open and Public Meetings Law for the purpose of discussing the purchase or sale of real property.

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

A. **Welcome & Roll Call**

B. **Pledge of Allegiance** – *Steve Hilton*

C. **Invocation** – *Anne Hansen – presented by Rajan Zed, President, Universal Society of Hinduism.*

D. **Public Comment**

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

E. **Presentations and Reports**

1. Mayor's Report
2. Council Assignment Reports
3. Community Development Report

F. **Consent Items**

1. Consideration to approve meeting minutes from:
   June 21, 2022 Council Work Session
   June 21, 2022 Council Meeting

2. Consideration to set a public hearing for the truth in taxation process.

G. **Action Items**

1. Consideration of Ordinance #953 for proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, 84405 as requested by Hugh Parke
   Mike Eggett, Community Development

2. Consideration of Resolution #2022-23, for proposed AFCU – Operations Building Site Plan, property located at approximately 4624 South 1500 West, Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering.
   Mike Eggett, Community Development

3. Consideration of Resolution #2022-24 authorizing execution of Second Addendum to Development Agreement between Riverdale City and Bach Land and Development, LLC as requested by Bach Land and Development, LLC.
   Mike Eggett, Community Development

4. Consideration of Resolution #2022-25 authorizing execution of Development Agreement between Riverdale City and Riverdale Commercial Holdings, LLC as requested by Riverdale Commercial Holdings, LLC.

Mike Eggett, Community Development

H. Comments

1. City Council
2. City Staff
3. Mayor

I. 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 1st day of July 2022 at the following locations: 1) Riverdale City Hall Noticing Board 2) the City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html and 4) A copy was also provided to the Standard-Examiner.

Michelle Marigoni
Riverdale City Recorder

**The City Council meeting on July 5, 2022 is viewable electronically and may be accessed by clicking on the link below. The regular City Council Chambers will be available for in person participation with recommended social distancing followed. The agenda for the meeting is also attached above. **https://www.youtube.com/channel/UCegcYe-pIXSRZGd5llencvA/videos?view_as=subscriber

Minutes of the **Work Session** of the **Riverdale City Council** held Tuesday June 21, 2022, at 5:30 p.m., at the Civic Center in the Council Chambers, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Braden Mitchell, Mayor Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember Karina Merrill, Councilmember
	City Employees:	Steve Brooks, City Attorney Cody Cardon, Business Administration Mike Eggett, Community Development Jared Sholly, Fire Chief Shawn Douglas, Public Works Scott Brenkman, Police Chief Rich Taylor, Community Services Michelle Marigoni, City Recorder
	Excused:	Anne Hansen, Councilmember

The City Council Work Session meeting began at 5:31 p.m. Mayor Mitchell welcomed all in attendance. It was noted for the record that all Councilmembers were present, except Councilmember Hansen who was excused. Members of city staff were also present.

Public Comment:

Mayor Mitchell said there may be some public comment, but he wasn't aware of anything for sure.

Presentations and Reports:
Mayor's Report

City Administration Report
Department Reports May
June Anniversaries Employee Recognition
Staffing Authorization Plans
Community Development Report

Consent Items

Consideration to approve meeting minutes from:
June 7, 2022 Council Work Session
June 7, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the June 7 meetings. There were no changes. Mr. brooks noted there were two typos in the resolutions in the packet that have been corrected.

Action Items

1. **Public Hearing to receive and consider public comments regarding the following:**

   A. Amending the Riverdale City budget for fiscal year 2021-2022.
   B. Proposed amendments to the Riverdale City Code: Human Resources Manual (referred to in 1-7-1), 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Salary of the Justice Court Judge.
   C. Nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's Water Fund.
   D. Adopting the Riverdale City Acting Budget for fiscal year 2022-2023.

2. Consideration of Ordinance #952 amending the Riverdale Municipal Ordinance Code, Title 8, Chapter 6, to better clarify, define and implement sections concerning the conveyance of water rights to the city on development in Riverdale City.
   Presented by Shawn Douglas

3. Consideration of Ordinance #951 and proposed amendments to the Riverdale City Employees Classification/Compensation Plan (referred to in RCC 1-7-1) concerning employee step and grade schedule, 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Justice Court Judge.
   Presented by Cody Cardon

   Cody Cardon explained this ordinance is for the judge, which is required by state law, and the city council.

4. Consideration of Resolution #2022-17 containing the city's 'not to exceed' Property Tax Rate of 0.001420, which exceeds the Weber County Auditor's Certified Tax Rate and will require the city to go through the Truth in Taxation process.
   Presented by Steve Brooks and Cody Cardon

Mr. Cardon explained the truth in taxation process requires a tentative or acting budget until the process is complete. The budget in the packet includes the most recent tentative budget with some changes, which he went over briefly. These included changes for rising fuel costs, office furniture replacement, water rate changes, and garbage rate changes.

5. Consideration of Resolution #2022-18 to adopt the city's Tentative Acting budget for fiscal year 2022-2023.
   Presented by Cody Cardon

6. Consideration of Resolution #2022-19 to amend the fiscal year 2021-2022 budget.
   Presented by Cody Cardon

   Mr. Cardon went over the minor changes to the 2022 budget.

7. Consideration of Resolution #2022-20, approving the nonreciprocal interfund transfer of resources used by the city's General Fund as provided by the city's Water Fund. The estimated value of these culinary water services is $80,000.
   Presented by Cody Cardon

This is a payment from the general fund to the water fund to pay for the water used by the city throughout the year, for accounting purposes.

8. Consideration of Resolution #2022-21 to approve the 2022-2023 Consolidated Fee Schedule.

   Mr. Brooks said this is done every year and includes increasing water rates and some other changes.

9. Review Fraud Risk Discussion for submission to the state auditor's office.

   Mr. Cardon explained this is also done every year to help prevent fraud.

10. Consideration of Resolution #2022-22 increasing the city's capitalization threshold, defining for financial reporting what is considered a capital asset, from $2,000 to $7,500.

Mr. Cardon explained this is also an accounting function, and the $2,000 threshold was set in 2004. This will simplify the accounting.

11. Discussion regarding July 5, 2022 City Council Meeting.

Mr. Brooks said the meeting may need to be held on July 5 due to several items already lining up for the meeting.

Comments

1. City Council:

2. City Staff:

3. Mayor:

Adjournment

Having no further business to discuss, the Work Session was adjourned at 5:53 p.m.

Minutes of the Regular Meeting of the Riverdale City Council held Tuesday, June 21, 2022, at 6:00 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	City Council:	Braden Mitchell, Mayor Alan Arnold, Councilmember Bart Stevens, Councilmember Steve Hilton, Councilmember Karina Merrill, Councilmember
	City Employees:	Steve Brooks, City Attorney Cody Cardon, Business Development Mike Eggett, Community Development Jared Sholly, Fire Department Shawn Douglas, Public Works Scott Brenkman, Police Department Rich Taylor, Community Services Michelle Marigoni, City Recorder
	Excused:	Anne Hansen, Councilmember
	Visitors:	Christina Ercanbrack Stacey Haws Lorraine Brown Wayne Higgs Aaron Pfaff Joan Williams Lloyd Williams

Welcome & Roll Call

The City Council meeting began at 6:00 p.m. Mayor Mitchell called the meeting to order and welcomed all in attendance, including all Council Members except Councilmember Hansen, who was excused, City Staff, and all members of the public.

Pledge of Allegiance – Karina Merrill
Invocation – Steve Hilton

Public Comment

Lorraine Brown, candidate for US House of Representatives, introduced herself to the council and expressed her thanks and support for cities.

Stacey Haws asked for verification that the email addresses on the website get to council members. He said he has sent emails to councilmembers and asked that they try and respond to constituents.

Presentations and Reports

Mayor's Report

Mayor Mitchell – No report.

City Administration Report

Department Reports May – all reports are in the packet.

- Sales tax, page 10, reports show about a $16,000 increase from May last year. A large sales tax contributor is now closed, which will greatly affect the budget. Relying on sales tax only is extremely risky moving forward.
- Monthly utility report, page 11, the average water use is 7000 gallons for residential and 44000 gallons for commercial.
- Pages 12 and 13 show the user fees, which are reflective of the amount of water used. The water usage usually increases heavily in May, but conservation has been working and the usage has stayed level.
- Crime activity is almost completely centered around Riverdale Road.
- Roy City is voting on closing the recreation center, which would affect Riverdale's residents.

May Anniversaries Employee Recognition – Jeff Woody 30 Years. Rich Taylor 8 years. Officer Phillips 6 years. City Recorder 1 year.

Mr. Brooks explained the reasons for the discrepancies on the website in the wages of the mayor, council, and judge.

Staffing Authorization Plans – Remains below authorization.

Community Development Report – Nothing new this month. Lowe's is working with Cheddar's and Chick-Fil-A, once the boundary issues are resolved they will be able to resume their projects.

Mayor Mitchell spoke about the Roy Recreation Complex.

Consent Items

Consideration to approve meeting minutes from:
June 7, 2022 Council Work Session
June 7, 2022 Council Meeting

Mayor Mitchell asked if there were any changes to the minutes from the June 7 meetings. There were no changes. Councilmember Arnold made a motion to approve the minutes, Councilmember Hilton seconded the motion. All were in favor and the minutes were approved.

Action Items

1. Public Hearing to receive and consider public comments regarding the following:

A. Amending the Riverdale City budget for fiscal year 2021-2022.

Motion: Councilmember Arnold motioned to open the public hearing.
Second: Councilmember Hilton.
Public Hearing open.
No public comment.
Councilmember Hilton motioned to close the public hearing. Councilmember Arnold seconded the motion, all were in favor and the public hearing was closed.

B. Proposed amendments to the Riverdale City Code: Human Resources Manual (referred to in 1-7-1), 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Salary of the Justice Court Judge.

Motion: Councilmember Arnold motioned to open the public hearing.
Second: Councilmember Hilton
Public Hearing open.
Stacey Haws spoke about his time on the city council. He said he voted against budgets simply to avoid increasing the council salaries. He said the compensation seems overly generous. Councils make the decision on their wages and it is silly in a time of fiscal problems to increase the salaries. He asked that council justify their vote for the increase.

Wayne Higgs, who is a State of Utah employee, all they are receiving is a 3.5% COLA increase. He asked how the residents are going to fund the increases.

As there was no more public comment, Councilmember Arnold motioned to close the public hearing. Councilmember Hilton seconded the motion, all were in favor and the public hearing was closed.

C. Nonreciprocal interfund activity transfer of resources utilized by the City's General Fund as provided by the City's Water Fund.

Motion: Councilmember Hilton motioned to open the public hearing.
Second: Councilmember Merrill

Stacey Haws said the spreadsheet in the packet didn't explain how the water was used. He is disappointed in the decision to not open the splash pad. Some watering of the parks could be cut back to have water for the splash pad. He is glad the city is accounting for the water usage.

Mr. Arnold said cutting back on the park watering will damage the grass due to people using it and going back and forth from the splash pad would damage the park if it was watered less. Mr. Douglas said there were many complaints last year about the splash pad running, and other cities are also not operating splash pads this year.

As there was no more public comment, Councilmember Arnold motioned to close the public hearing. Councilmember Hilton seconded the motion, all were in favor and the public hearing was closed.

D. Adopting the Riverdale City Acting Budget for fiscal year 2022-2023.

Motion: Councilmember Merrill motioned to open the public hearing.
Second: Councilmember Arnold

Mr. Haws commented when he was on city council, the way sales tax was distributed was changed. A point that came up at the time was that the state did not want to do anything for Riverdale because they have not increased property tax. Budgets were cut, and it seemed to be easier than it should have been. He disagreed with a property tax increase without a specific project for the increase in funds. He spoke about the local option sales tax increase that was added by the state. He opposed taking the full amount of that as well. He said the sales tax issue is again being dumped on the residents and water rates are having to be increased 40% because it should have been done the last two years. Residents will have higher bills even if they continue to conserve. He knows a lot of people who will have a hard time paying for the raised water rates and the rates should be raised more slowly over a few years. All of the increases at the same time are too much.

Becky Mitchell said she has seen much about the city council. Rates should have probably been raised, but the city needs to supply core services and, though it is unfortunate, rates need to be raised. City council does not often give themselves raises. She wants the public to know that the council and mayor try to do what is best for the citizens.

As there was no more public comment, Councilmember Arnold motioned to close the public hearing. Councilmember Hilton seconded the motion, all were in favor and the public hearing was closed.

2. Consideration of Ordinance #952 amending the Riverdale Municipal Ordinance Code, Title 8, Chapter 6, to better clarify, define and implement sections concerning the conveyance of water rights to the city on development in Riverdale City.
Presented by Shawn Douglas

Mr. Douglas said some changes were made after the last meeting. The fee in lieu of water shares was returned with a specified amount. A credit for redevelopment based on the last four years usage. Using xeriscape will allow for a credit, which should encourage commercial properties to use it.

Mr. Arnold expressed appreciation for Mr. Douglas's work. He said he has an issue with the credit for secondary water, as Pineview should only be included and not the Weber Basin system, as the Weber Basin water is controlled by ownership of water shares. Mr. Douglas clarified that the secondary water in a pressurized system is attached to the property, not shares.

Motion: Councilmember Arnold motioned to approve Ordinance #952 as written.
Second: Councilmember Hilton

Discussion on motion:

Verbal Vote:

Councilor Hilton:	Yes
Councilor Stevens	No
Councilor Merrill:	Yes
Councilor Hansen:	Excused
Councilor Arnold:	Yes

Motion passes 3 to 1.

3. Consideration of Ordinance #951 and proposed amendments to the Riverdale City Employees Classification/Compensation Plan (referred to in RCC 1-7-1) concerning employee step and grade schedule, 1-7-2 Salaries of City Council and Mayor, and 1-7F-6 Justice Court Judge.
Presented by Cody Cardon

Mr. Brooks clarified the difference between the current budget and next year's budget.

Mr. Arnold said the council and mayor jobs are difficult and involved. People should be compensated for the work they do. He has been giving a full explanation to everyone who asks. Taking away an increase from a sitting council also takes away from future councils. He said the mayor deserves the increase, even if he does not want to take it. He feels any city council member should be able to decline the increase or accept it. He thinks the Planning Commission should also be paid more. He said he would be okay with a 4% increase instead of 7.99%.

Mr. Stevens said this is a public service, and no one is forced to do it. He feels it is well compensated. Services means that the increase should not be taken at all. Two city council members are new and shouldn't raise taxes and give themselves increases in their first years.

Mr. Cardon said incremental changes are being made because it is easier than having huge increases after many years. This is easier to have done annually from an accounting standpoint.

Mayor Mitchell commented that he has been on the council for 10 years, and most of the years the raises were not taken. When they were, it was during good fiscal years. Competitive pay is necessary to get people to run for these positions. The other increases will make it difficult to accept the increase in pay.

Mr. Arnold said the staffing numbers are the same as they have been in 2005. Public Safety is his number one concern, but council is a job and should be compensated fairly.

Motion: Councilmember Arnold motioned to approve Ordinance #951, with the city council receiving a 4% raise with the option for any member to opt out of the salary or a portion thereof, and to raise the justice court judge and employee salaries as stated in the packet.
Second: Councilmember Merrill

Vote:

Councilor Arnold:	Yes
Councilor Merrill	Yes
Councilor Hansen:	Excused
Councilor Hilton:	Yes
Councilor Stevens:	No

Motion passes 3 to 1.

4. Consideration of Resolution #2022-17 containing the city's 'not to exceed' Property Tax Rate of 0.001420, which exceeds the Weber County Auditor's Certified Tax Rate and will require the city to go through the Truth in Taxation process.
   Presented by Steve Brooks and Cody Cardon

Mr. Cardon commented there are finally numbers from Weber County, which are included in the packet information. He went over the numbers in the packet and explained how the tax rates work. A tax rate of 001420 would generate an additional 750,000 in property taxes, some of which will go to fuel costs. .000729 is the maximum without a truth in taxation hearing.

About 9% of residents' taxes go to Riverdale City. The average residence in Riverdale is $477,000. The average resident would be increased $373 per year instead of $191, which is around $15 per month. This would be about a 94% increase. This is setting the maximum allowed tax rate, but the rate could be decided on at a lower amount during the process.

Mayor Mitchell asked where this rate would put Riverdale compared to other cities in the county. Mr. Cardon said it would still be on the lower end or the middle. Property tax is also assessed from commercial entities in the city. He mentioned public safety costs have basically doubled.

Mr. Stevens asked what the standard used for accounting was. Mr. Cardon informed him it is GASB, which suggests (as a best practice) property tax as the main source for public safety costs.

Mr. Arnold commented that many of Riverdale's police officers are needing to draw weapons weekly and are in harm's way frequently. Fire has times when there is only one firefighter in a fire truck because an ambulance is out. Increases are needed for public safety. He said he is not big on raises and increases, but that it needs to be fair and someone who is putting their life on the line needs to be compensated, but also needs to be safe and have backup so they can go home at night.

Mrs. Merrill said information given at previous meetings made it impossible to not understand the demand, with compelling evidence. She asked residents to go back and watch the meetings, and to speak to those affected directly.

Mr. Hilton said none of council takes joy in raising any taxes or fees, and it means they are also raising their own taxes and fees. Previous councils have opted not to make increases, and it has come to a point where something must be done. The city must be able to provide the services and employees. There is little other choice at this point. While 100% increase sounds scary, the dollar amount per citizen is extremely reasonable. Everyone is doing this because it is necessary and there is no choice but to do what previous councils have been unwilling to do.

Mr. Arnold mentioned senators and legislators have been approached, and none of them want to hear about Riverdale's plight due to the low property tax and the large commercial district. They are not sympathetic to Riverdale. He encouraged citizens to contact representatives.

Mr. Hilton said Riverdale has been able to enjoy an artificially low tax rate due to sales tax, but that is coming to an end. The city has been underfunded and employees have done a great job at absorbing the extra work. Recent fires have been embarrassing with one fire fighter showing up and having to wait for other cities to help. The safety and quality of service need to be supported, as well as the outstanding employees. Riverdale has top notch employees, and the citizens don't want to downgrade.

Mrs. Merrill spoke about being in the middle of an emergency situation and being grateful to have a Riverdale officer show up quickly. A dollar amount cannot be put on it.

Motion: Councilmember Arnold motioned to approve as written in the packet.
Second: Councilmember Hilton

Discussion:

Vote:

Councilor Hansen	Excused
Councilor Arnold	Yes
Councilor Hilton:	Yes
Councilor Stevens:	Yes
Councilor Merrill:	Yes

Motion passes unanimously.

5. Consideration of Resolution #2022-18 to adopt the city's Tentative Acting budget for fiscal year 2022-2023.
Presented by Cody Cardon

Mr. Arnold said he is fine with the budget other than the cost for the new furniture. He would be in favor to pass the budget with that stricken.

Mr. Stevens said there is no reason to strike that, it needs to be there but could be modified.

Mr. Arnold said the item would not come back to the council, and if it's not in the budget then it can't be spent.
Mr. Cardon explained that the request is due to some employees who need better working conditions as the desks are 25+ years old.

Motion: Councilmember Arnold motioned to approve Resolution **2022-19**, striking the allotted amount for new office furniture.
Second: Councilmember Stevens

Discussion: This motion was numbered incorrectly. The resolution in question was 2022-18. Motion stricken.

Motion: Councilmember Arnold motioned to approve Resolution 2022-18.
Second: Councilmember Stevens

Vote:

Councilor Stevens	No
Councilor Hansen	Excused
Councilor Arnold:	Yes
Councilor Merrill:	Yes
Councilor Hilton:	Yes

Motion passes 3 to 1

6. Consideration of Resolution #2022-19 to amend the fiscal year 2021-2022 budget.
Presented by Cody Cardon

Mr. Cardon explained this increases a transfer to the capital projects fund and cleans up the budget for year end.

Motion: Councilmember Arnold motioned to approve 2022-19.
Second: Councilmember Hilton

Discussion:

Vote:

Councilor Merrill:	Yes
Councilor Hilton	Yes
Councilor Stevens:	Yes
Councilor Arnold :	Yes
Councilor Hansen:	Excused

Motion passes unanimously

7. Consideration of Resolution #2022-20, approving the nonreciprocal interfund transfer of resources used by the city's General Fund as provided by the city's Water Fund. The estimated value of these culinary water services is $80,000. *Presented by Cody Cardon*

Mr. Arnold clarified that this water is used for city purposes. Mr. Douglas explained this is metered water for the parks, city buildings, and others for the city use.

Motion: Councilmember Arnold motioned to approve Resolution 2022-20 as written.
Second: Councilmember Hilton

Discussion:

Vote:

Councilor Arnold:	Yes
Councilor Merrill	Yes
Councilor Hansen:	Excused
Councilor Hilton:	Yes
Councilor Stevens:	Yes

Motion passes unanimously

8. Consideration of Resolution #2022-21 to approve the 2022-2023 Consolidated Fee Schedule.

Motion: Councilmember Arnold motioned to approve Resolution #2022-21 to approve the 2022-2023 Consolidated Fee Schedule as shown in the packet.
Second: Councilmember Merrill

Discussion:

Vote:

Councilor Hansen	Excused
Councilor Arnold	Yes
Councilor Hilton:	Yes
Councilor Stevens:	Yes
Councilor Merrill:	Yes

Motion passes unanimously

9. Review Fraud Risk Discussion for submission to the state auditor's office.
Mr. Cardon went over the Fraud Risk Assessment, which was included in the packet. This presentation is to show Riverdale City is low risk for fraud.

10. Consideration of Resolution #2022-22 increasing the city's capitalization threshold, defining for financial reporting what is considered a capital asset, from $2,000 to $7,500.

Motion: Councilmember Hilton motioned to approve Resolution 2022-22 increasing the city's capitalization threshold, defining for financial reporting what is considered a capital asset, from $2,000 to $7,500.
Second: Councilmember Arnold

Discussion:

Vote:

Councilor Merrill:	Yes
Councilor Hilton:	Yes
Councilor Stevens:	Yes
Councilor Arnold:	Yes
Councilor Hansen:	Excused

Motion passes unanimously

11. Discussion regarding July 5, 2022 City Council Meeting.

Mr. Brooks informed council that, there are several items that may be on the July 5 agenda, so it would be best to have a meeting on that day. Mr. Stevens said the very well-paid councilmembers should attend the meeting. Mr. Arnold said meetings should not be cancelled unless it is actually on the holiday. Mayor Mitchell said he has told several people their item would be on the agenda for that date.

Comments

1. **City Council:**
   - Mr. Stevens mentioned he had an email from the mosquito abatement that he would send to Mayor Mitchell.

2. **City Staff:**
   - Jared Sholly commented about the ambulance service, and how the previous service was not good. The ambulance has had a tremendous positive impact on the city and allows the fire department to manage in a more flexible way. The ambulance service was not a mistake.
   - Rich Taylor invited councilmembers to participate in the parade and any other Old Glory Days activities they would like. He asked them to fill out the comment card for the parade and to communicate the use of vehicles for the parade (vehicles, drivers, personal vehicles, etc.) Mr. Arnold asked for the candy to not be provided by the city, as councilmembers can purchase their own.
   - Rich Taylor invited councilmembers to enjoy food behind the
   - Mr. Douglas thanked council and the mayor for making hard decisions and for their support of staff. Mr. Arnold said every resident he talked to was supportive of these decisions after receiving an explanation.

3. **Mayor:**
   - Recognized Mr. Eggett for providing information for the bus tour, which was better than any other city's information on the tour. The participants were amazed by the information given.

Adjournment.

Having no further business to discuss, Mayor Mitchell called to adjourn the meeting. The meeting was adjourned at 8:00 p.m.

RIVERDALE CITY
CITY COUNCIL AGENDA July 5, 2022

AGENDA ITEM: G1

SUBJECT: Consideration to approve Ordinance #953 regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, 84405 as requested by Hugh Parke.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Executive Summary
b. Ordinance 953 (if approved)
c. Ordinance 953 (if denied)
d. Rezone Request App
e. General Plan Area 5
f. Rezone Map
g. PH Checklist
h. Public Entities List
i. Notice to Owners
j. Public Hearing Notice
k. Standard Ad Proof
l. Sign Placement Photo
m. Certification of Sign Placement
n. PC 6-14-2022 Minutes

BACK TO AGENDA

City Council
Executive Summary

For the City Council meeting on: 7-5-2022	Petitioner: James and Julie Purin As represented by Hugh Parke

Summary of Proposed Action

James and Julie Purin, as represented by Hugh Parke, is requesting a rezone of property located at approximately 3450 South Parker Drive from Agricultural (A-1) to Single-Family (R-1-6) zoning to allow for the possibility of future development of this property (see the application documents for further explanation). Neighboring properties to the north and east are currently zoned with A-1 zoning. Adjacent property to the south is zoned with R-1-8 Single-Family Residential, and property to the southeast is Single-Family and Single-Family with Rental Unit Residential (R-2) zoning. This request is for approximately four acres of land located on this property along the east side of Parker Drive (see the attached zoning map document for more information).

On June 14, 2022, a public hearing was held before the Planning Commission. Several comments were received from the public during the hearing and additional comments were shared with staff prior to the hearing. Following the public hearing, the Planning Commission briefly discussed the request and thereafter approved a motion to recommend favorable approval of the rezone request as submitted. As required by State Code and to allow for public commentary, the public hearing was noticed and scheduled in accordance with State and City requirements.

Following the public hearing, the City Council may make a motion to approve the rezone request, table the matter, or not approve the rezone request, with the appropriate findings of fact to support the Council's decision.

Title 10 Ordinance Guidelines (Code Reference)

This rezone request is regulated under City Code 10-5 "Rezone Requests" and is affected by City Codes 10-8 "Agricultural (A-1, A-2) Zones" and 10-9B "Single-Family Residential Zones (R-1-10, R-1-8, R-1-6, R-1-4.5)".

The petitioner's associated properties are currently listed in the County Records under the ownership of James R & Julie H Purin. This property is currently vacant.

The appropriate application and supporting documentation have been submitted and provided to the City Council for review (please see attached applicant response documentation and maps for more).

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

Public hearing notifications required by State and City Codes have been completed in conformance with the standards established by these Codes and as reflected in the attached documentation.

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

recommendation.

General Plan Guidance (Section Reference)

Please note that the General Plan and Land Use Master Plan element are advisory documents established for guidance regarding citywide land use decisions.

The General Plan use for this area is currently set as “Agricultural”. The proposed rezone request and project concept requested use is not in compliance with this land use designation and differs from language in Area 5 of the Riverdale General Plan. Documentation with language from General Plan Area 5 has been provided in this packet.

Legal Comments – City Attorney

	_____ Steve Brooks, Attorney

Administrative Comments – City Administrator

	_____ Steve Brooks, City Administrator

ORDINANCE NO. 953

AN ORDINANCE AMENDING THE ZONING OF PROPERTY AND THE CITY'S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT APPROXIMATELY 3450 SOUTH PARKER DRIVE, RIVERDALE UTAH, FROM AGRICULTURAL (A-1) TO SINGLE-FAMILY RESIDENTIAL (R-1-6) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the petitioner, Hugh Parke, on behalf of the current property owners, (Petitioner), has requested that approximately four acres, located at approximately 3450 South Parker Drive, be rezoned from Agricultural (A-1) to Single-Family Residential (R-1-6) zoning, all located in Riverdale City, Weber County; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on June 14, 2022, to receive comments on the proposed amendment and has considered all comments received, as required by state law and local ordinance and approved a recommended motion to grant the requested rezone and amendment to the land use map; and

WHEREAS, the Planning Commission voted to APPROVE the rezone request and forwarded that APPROVAL recommendation to the City Council. The original petition has now been passed on to the City Council to either follow or modify the recommendation of the Planning Commission and either allow or deny the rezone and plan amendment; and

WHEREAS, the Riverdale City Council has conducted a duly advertised public meeting on the proposed amendment and reviewed the minutes of the Planning Commission and all other relevant information and finds that the proposed rezone IS in the best interest of the City or of the citizens of Riverdale City; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE, UTAH, AS FOLLOWS:

Section 1.
After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS in the best interest of Riverdale City and DOES meet the goals or policies of the City's land use development plan and does not raise significant issues or concerns about safety, planning and/or the impact on the City's resources and services. The Council hereby APPROVES the rezone request made by the landowner to amend approximately four acres, located at approximately 3450 South Parker Drive be rezoned from Agricultural (A-1) to Single-Family Residential (R-1-6) zoning as outlined in the attached documentation, as outlined therein and incorporated hereby, and directs staff

to implement any and all action(s) to help facilitate the lawful and conforming re-zone approval and map amendment.

Section 2. Severability.
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 3.
The effective date of this ordinance shall be effective immediately.

PASSED, ADOPTED AND ORDERED POSTED this _____ day of July, 2022.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

ORDINANCE NO. 953

AN ORDINANCE AMENDING THE ZONING OF PROPERTY AND THE CITY'S LAND USE MAP, TO CHANGE THE LAND USE DESIGNATION OF LAND LOCATED AT APPROXIMATELY 3450 SOUTH PARKER DRIVE, RIVERDALE UTAH, FROM AGRICULTURAL (A-1) TO SINGLE-FAMILY RESIDENTIAL (R-1-6) ZONING; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the petitioner, Hugh Parke, on behalf of the current property owners, (Petitioner), has requested that approximately four acres, located at approximately 3450 South Parker Drive, be rezoned from Agricultural (A-1) to Single-Family Residential (R-1-6) zoning, all located in Riverdale City, Weber County; and

WHEREAS, the Riverdale City Planning Commission held a duly advertised public hearing on June 14, 2022, to receive comments on the proposed amendment and has considered all comments received, as required by state law and local ordinance and approved a recommended motion to grant the requested rezone and amendment to the land use map; and

WHEREAS, the Planning Commission voted to APPROVE the rezone request and forwarded that APPROVAL recommendation to the City Council. The original petition has now been passed on to the City Council to either follow or modify the recommendation of the Planning Commission and either allow, deny or modify the rezone and plan amendment; and

WHEREAS, the Riverdale City Council has conducted a duly advertised public meeting on the proposed amendment and reviewed the minutes of the Planning Commission and all other relevant information and finds that the proposed rezone IS NOT in the best interest of the City or of the citizens of Riverdale City; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF RIVERDALE, UTAH, AS FOLLOWS:

Section 1.
After reviewing the material presented to the Planning Commission in the public hearing, and all subsequent information and evidence presented in addition thereto, the Riverdale City Council finds that it IS NOT in the best interest of Riverdale City and DOES NOT meet the goals or policies of the City's land use development plan and does raise significant issues or concerns about safety, planning and/or the impact on the City's resources and services. The Council hereby DENIES the rezone request made by the landowner to amend approximately four acres, located at approximately 3450 South Parker Drive be rezoned from Agricultural (A-1) to Single-Family Residential (R-1-6) zoning as outlined in the attached documentation.

Section 2. Severability.
If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the intent to pass the Ordinance without such unconstitutional or invalid part therein, and the remainder of this Ordinance shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 3.
The effective date of this ordinance shall be effective immediately.

PASSED, ADOPTED AND ORDERED POSTED this _____ day of July, 2022.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

Riverdale City

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

RIVERDALE CITY
REZONE REQUEST APPLICATION

DATE SUBMITTED: 5/11/22 — **FEE SCHEDULE: $250**

APPLICANT NAME: HUGH PARKE — PHONE NUMBER: 801-564-0960

APPLICANT ADDRESS: 392 N 3050 W
LAYTON UT 84041

ADDRESS OF SITE: APPROX 3450 S PARKER DRIVE.

PROPERTY OWNER: JAMES & JULIE PURIN.

PRESENT ZONING: A

PRESENT USE: NONE

PROPOSED ZONING: R-1-6

PROPOSED USE: SINGLE FAMILY RESIDENTIAL.

PROPERTY ACREAGE: 4.0

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

Julie Purin
James R Purin — docusign verified 04/05/22 4:37 PM MDT
Signature of Property Owner

I authorize HUGH PARKE to act as my representative in all matters relating to this application.

Riverdale City

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

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: 6-14-2022 Decision: Recommend City Council approval of rezone request

City Council consideration of application:

Date: 7-5-2022 Decision: _____

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.549972 May 12, 2022

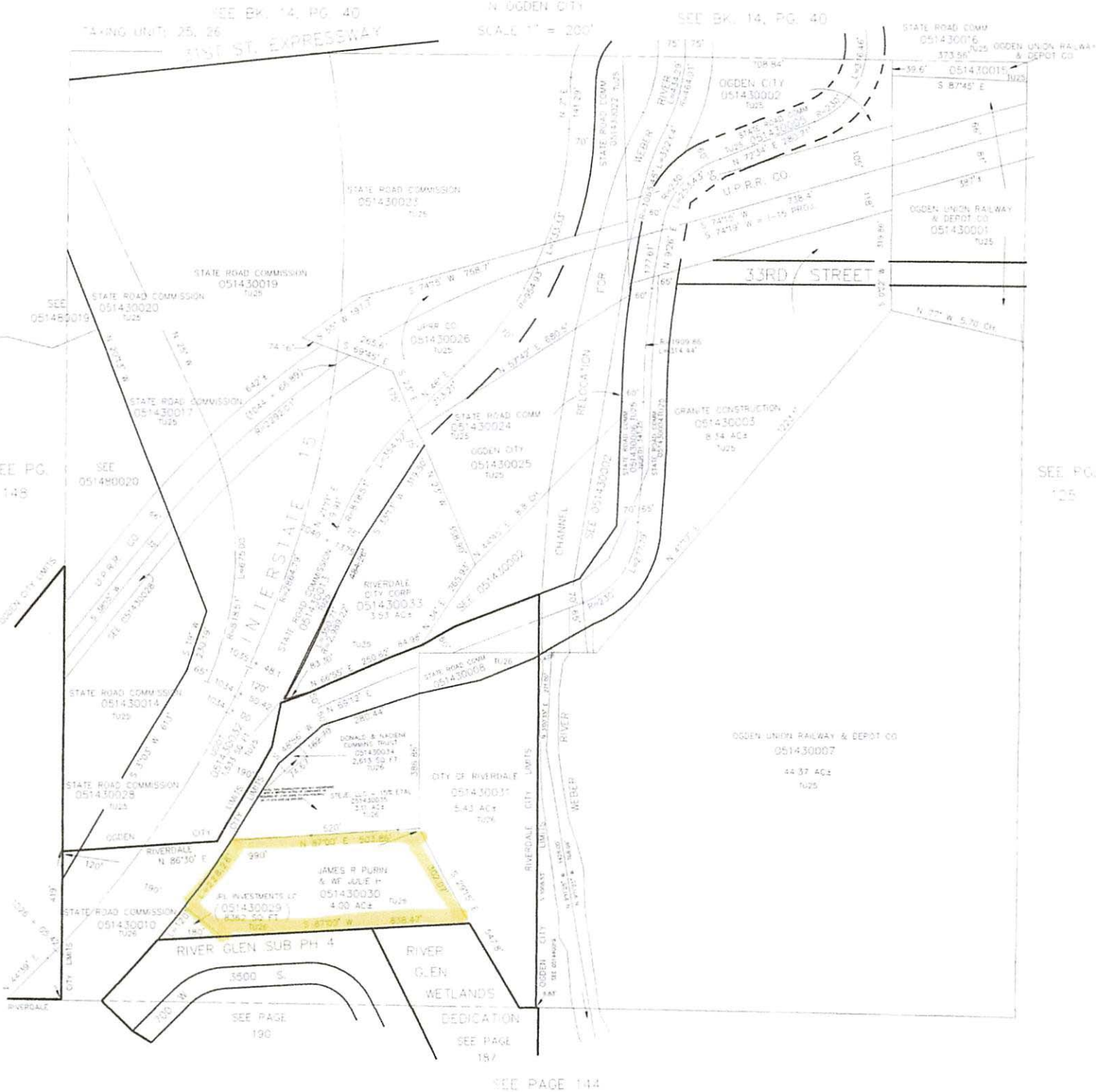
PARKE WAY

Previous Balance:	.00
MISCELLANEOUS - ZONING & SUBDIV. FEE	250.00
10-34-1500 ZONING & SUB. FEES	
Total:	250.00
CHECK Check No: 169	250.00
Total Applied:	250.00
Change Tendered:	.00

05/12/2022 12:39 PM

NE 1/4

SECTION 6, T.5N., R.1W., S.L.B. & M.



FOR TAX PURPOSES ONLY

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH,RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAYI-15 FRONTAGE ROAD, SOUTH 88D36'50" EAST 282.30 FEET ANDNORTH 0D22'51" EAST 2825.21 FEET FROM THE SOUTH QUARTERCORNER OF SAID SECTION 6 AND RUNNING THENCE NORTHLY ALONGA 3054.79 FOOT RADIUS CURVE TO THE LEFT FOR AN ARC LENGTHOF 348.26 FEET (LONG CHORD BEARS NORTH 36D15' EAST 348.07FEET) TO AN OLD FENCE LINE BETWEEN SUBJECT PROPERTY ANDPROPERTY ON THE NORTH, THENCE NORTH 87D EAST ALONG SAIDFENCE AND FENCE EXTENDED 503.86 FEET, THENCE SOUTH 29D50'03"EAST 302.07 FEET, THENCE SOUTH 87D00' WEST 860.44 FEET TO THEPOINT OF BEGINNING. EXCEPTING THEREFROM: BEGINNING AT THE SOUTHWEST CORNEROF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCENORTHEASTERLY ALONG THE EAST LINE OF SAID FRONTAGE ROAD ADISTANCE OF 120 FEET, THENCE SOUTH 51D14'17" EAST 139.5FEET TO A POINT NORTH 87D EAST FROM BEGINNING, THENCE SOUTH87D WEST 180 FEET TO THE PLACE OF BEGINNING.

Riverdale City Rezone Request Responses

A.

The property is currently not utilized for any purpose. It is zoned agricultural but is not being used for that purpose. The East end is not usable as it is in a flood plain and the new use will allow this to remain such as open space. The change would allow for the development of single family homes with open space to the East and a trail to the city trail system.

B.

The property is bordered on the North by storage units. On the West by a freeway and a frontage road. On the East by city property with a conservation easement and to the South with R 1-8 single family residential homes. The R 1-6 lots would allow clustering of the development on the West of the property and allowing the Eastern portion to remain as open space for the residence. In the Riverdale city plan on page 59 "Area Five" (the location of this property) it states "A larger property in this area is zoned A-1 and may be developed as low density residential. When development occurs, utilities are available and perhaps only slab on grade structures would be allowed. Development in such a manner with the adjacent Weber River Trail System and other open space amenities could in fact result in a continuation of quality residential development." This sentence refers to this piece of property specifically. In the Riverdale city code, it specifically defines R 1-6 as low density.

10-9B-1: PURPOSE AND INTENT:
The purpose of the R-1-10, R-1-8 and R-1-6 zone classifications is to provide regulated areas for single-family residential use at three (3) different low density levels.

C.

We believe the proposed change is in harmony with the area.

D.

Currently the property is not utilized. T he city has dealt with several issues with fill and wetlands. We have consulted engineers and the Army Core of Engineers and have solutions for the issues on the property. Developing this piece to residential homes would allow the area to be utilized for is highest and best purpose and providing quality housing in the area.

Figure 11 - Alternate Land Uses - Area 5



LAND USE GENERAL PLAN

- Agricultural
- Residential - Low Density
- Residential - Medium Density
- High Density - Multi Family
- Residential Overlay Zone
- Mixed Use
- Neighborhood Commercial - Low
- Planned Commercial / Prof. Office
- Planned Commercial - High
- Commercial/Office/Business Park
- Planned Manufacturing
- Special Use District - Light Industrial / Business Park
- Institutional
- Recreational / Open Space
- Weber River Parkway
- Utility

AREA FIVE

See Figure 11 for more regarding this area. This area is enclosed by I-15 and Parker Drive to the west, Parker Drive and Ogden City limits to the north, the Weber River to the east, and 4100 South to the south. Roadways within this area are expected to operate as local neighborhood and collector roads as already constructed and established.

This area, is adjacent to the Weber River, and a portion of this area includes the Weber River Trail System and a main trailhead on the north for this trail system. This area also has the potential for a future trailhead expansion location at the main trailhead that would be of benefit for the City to develop in the future. There is a federally protected wetlands site located in this area along the Weber River.

The property to the south has been developed as low density residential with fourteen acres donated to Riverdale City for trail access and regulated open space. That allowed the Weber River Trail System to be completed along the river. Part of the property from the Ogden City boundary change allowed the completion of the trail system, a trailhead, under bridge trail connection, a parking lot and restroom facilities. The remaining property was brought in as Agricultural and was allowed to be developed as a personal storage facility as a result of a court judgment. This development is a legal non-conforming use in the A-1 zone and was planned, engineered, reviewed and approved to alleviate potential impacts to the adjacent properties. There is also a legal non-conforming use currently existing on an A-1 zoned property operating as a production/shipping business facility.

A larger property in this area is zoned A-1 and may be developed as low density residential. When development occurs, utilities are available and perhaps only slab on grade structures would be allowed. Development in such a manner with the adjacent Weber River Trail System and other open space amenities could in fact result in a continuation of quality residential development. Portions of this area are in the flood plain. The adjacent freeway to the west with continual increasing volume of traffic creates higher levels of sound. A sound wall has been installed to help mitigate this issue.

There are also two Residential Overlay Zone areas within this area. One, designed with townhome style condominiums, is located along 700 West and 4050 South. The other, developed as single story patio-home style units, is located along 850 West between 4100 South and 3950 South.

AREA FIVE

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A larger property in this area is zoned A-1 and may be developed as low density residential. When development occurs, utilities are available and perhaps only slab on grade structures would be allowed. Development in such a manner with the adjacent Weber River Trail System and other open space amenities could in fact result in a continuation of quality residential development. Portions of this area are in the flood plain. The adjacent freeway to the west with continual increasing volume of traffic creates higher levels of sound. A sound wall has been installed to help mitigate this issue.

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Figure 11 - Alternate Land Uses - Area 5

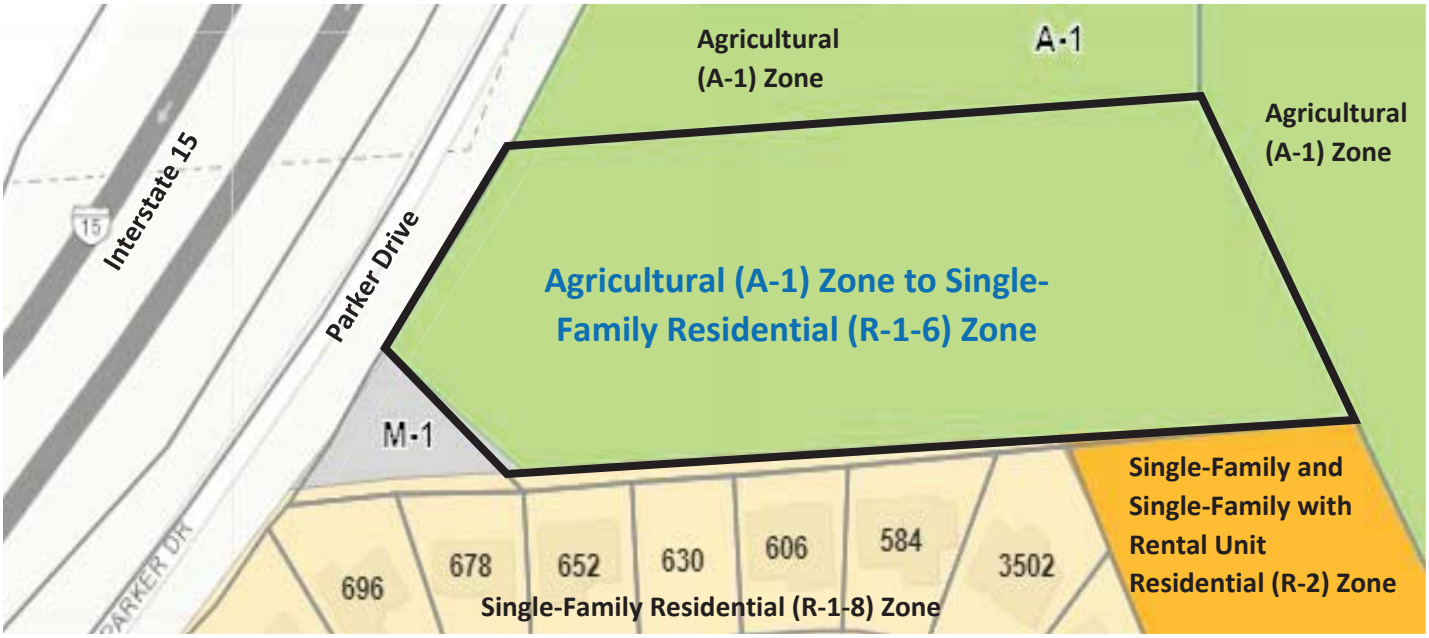


LAND USE GENERAL PLAN

- Agricultural
- Residential - Low Density
- Residential - Medium Density
- High Density - Multi Family
- Residential Overlay Zone
- Mixed Use
- Neighborhood Commercial - Low
- Planned Commercial / Prof. Office
- Planned Commercial - High
- Commercial/Office/Business Park
- Planned Manufacturing
- Special Use District - Light Industrial / Business Park
- Institutional
- Recreational / Open Space
- Weber River Parkway
- Utility

May 31, 2022

Hugh Parke – rezone request for property located at approximately 3450 South Parker Drive from Agricultural (A-1) Zone to Single-Family Residential (R-1-6) Zone. Area bound in black requested to be rezoned as noted.



3450 Parker Drive – Checklist Regarding Public Hearing Notice for Rezone Request

☒ Notice Sent to Affected Entities (10 days before hearing date)

☒ Documented List Verifying Date Sent

☒ Form Letter Sent to Affected Property Owner(s) Due to Rezone per 10-9a-205(4)(b) (10 days prior to hearing date)

☒ Notice in Newspaper of General Circulation (10 days prior to hearing date)

☒ Notice on City Website (10 days prior to hearing date)

☒ Sign Placed on Subject Property (10 days prior to hearing date)

☒ Picture and Certification of Sign Placement Completed

☒ Notice Placed on State Public Meeting Notice Website (10 days prior to hearing date)

Affected Entities Notice Listing Information

3450 Parker Drive

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

1. UDOT – Region One: sent on June 2, 2022
2. Weber School District: sent on June 2, 2022
3. Weber County Government: sent on June 2, 2022
4. Roy Water Conservancy District: sent on June 2, 2022
5. Weber Basin Water Conservancy District: sent on June 2, 2022
6. Comcast: sent on June 2, 2022
7. Century Link: sent on June 2, 2022
8. Rocky Mountain Power: sent on June 2, 2022
9. Dominion Energy: sent on June 2, 2022
10. Central Weber Sewer District: sent on June 2, 2022

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

June 2, 2022

Purin, James R & Julie H Purin
410 N Harrison Blvd
Ogden, UT 84404-4157

Dear James and Julie Purin:

Below is a notice of public hearing for a proposed rezone request for properties located at approximately 3450 South Parker Drive in Riverdale City.

Notice of Public Hearing
Riverdale Planning Commission
Tuesday, June 14th, 2022
Which begins at 6:30 p.m.

Riverdale Civic Center
4600 South Weber River Drive
Riverdale, Utah

The Riverdale Planning Commission will hold a public hearing to receive and consider public comment on the following proposed rezone request:

The rezone request is for properties located at approximately 3450 South in Riverdale City from Agricultural (A-1) zoning to Single-Family Residential (R-1-6) zoning.

Further information regarding this proposal can be viewed at www.riverdalecity.com. Public comment is invited and interested parties are encouraged to attend. The public may also participate through the City YouTube channel or by emailing the City Recorder at mmarigoni@riverdalecity.com.

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

As a potentially affected owner of property at the proposed rezone location, you may, no later than 10 days after the day of the first public hearing, file a written objection to your inclusion of property to this rezone request. Any formal protests should be submitted by mail to Riverdale Civic Center, 4600 So. Weber River Drive, Riverdale, UT 84405, or by email to meggett@riverdalecity.com. Any formal protests submitted to the City will be shared with the Planning Commission and City Council respectively throughout the process.

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

Thank you,

Michael Eggett

Riverdale City
Community Development Director

RIVERDALE CITY
PLANNING COMMISSION
PUBLIC HEARING NOTICE

Riverdale City gives notice that on Tuesday, June 14, 2022, at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding the following:

Proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for properties located at approximately 3450 South Parker Drive, Riverdale, Utah 84405, as requested by Hugh Parke.

The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Riverdale City Council concerning the proposed action at the aforementioned time and place.

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 3rd day of June, 2022 at the following locations: 1) Riverdale City Hall Noticing Board 2) Riverdale City website at http://www.riverdalecity.com/ 3) the Public Notice Website: http://www.utah.gov/pmn/index.html .

This notice is scheduled to be published in the Standard Examiner on Saturday, June 4, 2022.

Michelle Marigoni
Riverdale City Recorder

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Standard-Examiner** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(801) 625-4302**.

Notice ID: g1lr8TtsvB87NxvXUg1w | **Proof Updated: May. 31, 2022 at 03:04pm MDT**
Notice Name: Public Hearing 6/4/22 Parker Dr. Rezone

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Michelle Marigoni mmarigoni@riverdalecity.com (801) 394-5541	Standard-Examiner

Columns Wide: 1 **Ad Class:** Legals

06/04/2022: Custom	119.63

Subtotal	$119.63
Tax %	0.00
Processing Fee	$11.96
Total	**$131.59**

RIVERDALE CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

Riverdale City gives notice that on Tuesday, June 14, 2022, at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Planning Commission will hold a public hearing to receive and consider public comments regarding the following: Proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for properties located at approximately 3450 South Parker Drive, Riverdale, Utah 84405, as requested by Hugh Parke. The public is invited to review and inspect all information available concerning such proposal(s) at the Riverdale City Offices during the regular office hours, 8:00 a.m. to 5:00 p.m. Monday through Friday. The public or any interested parties may present written or oral testimony to the Riverdale City Council concerning the proposed action at the aforementioned time and place.


SIEGFRIED & JENSEN
NOW WHAT?
LET US HELP.
FOR SALE
TY REESE
Equity
801-896-4580
Riverdale City
NOTICE OF
REZONE REQUEST
801-394-5541 X 1215

Riverdale City

CERTIFICATION OF SIGN PLACEMENT

This is to certify that on the 3rd day of June, 2022, I supervised the placement of a sign on property located at approximately 3450 Parker Drive, Riverdale, Utah as a notice of a rezone request. I further certify that said sign was posted in compliance with all requirements of Riverdale Municipal Ordinance Code 10-5-3(A).

Dated this 3rd day of June, 2022.

Michelle Marigoni

Michelle Marigoni, City Recorder

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, June 14, 2022, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Kathy Eskelsen, Chairman Robert Wingfield, Vice Chairman Blair Jones, Commissioner Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Wanda Ney, Commissioner Kent Anderson, Commissioner
	City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
	Visitors:	Matthew Steiner Lynn Donohoo Tammy Donohoo Velden Wardle Hugh Parke Linda Baird Marilyn Hancock Dennis Peters Raelyn Boman

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present.

B. Public Comment

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

C. Presentations and Reports

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

- Maverik is still moving along but will have a delay due to concrete shortage.
- Cheddar's delay is due to a right-of-way agreement with Lowe's.
- Take 5 is beginning construction.
- RC Willey inventory is nearly cleared out for closure.

D. Consent Items

Consideration of Meeting Minutes from May 24, 2022 Work Session and May 24, 2022 Regular Meeting.

Chairman Eskelsen asked if there were any changes to the minutes. There were no changes. Commissioner Wingfield moved to approve the minutes; Commissioner Hermann seconded the motion, and all were in favor.

E. Action Items

1. a. **Public hearing** to receive and consider comments regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, as requested by Hugh Parke.

Mr. Eggett went over the executive summary and the items in the packet.

Motion: Jones moved to open the public hearing
Second: Wingfield

Chairman Eskelsen invited the public to comment.

Velden Wardle who resides on the south border of the property, voiced concerns about the small lot sizes and the height of the buildings. He spoke about changes he had to make to his home when building to keep the home from being too close to the property lines. He feels the new homes should be required to adhere to the same rules.
He also spoke about the fill that was brought into the land behind his home, and concerns about drainage from the property onto his property. He stated the land level should be brought down to the previous level. Commissioners asked if he currently has problems with drainage here. He explained there are not significant issues currently, but he is concerned the development could cause problems in the future. He said he is not against development but feels the same size lots would be better.

Marilyn Hancock, who resides in the same subdivision, voiced concerns about the lot sizes and flooding. She said they have all experienced flooding in the area in the past and worries about the runoff.

Linda Barrett asked if a traffic impact study has been done. She spoke about the traffic and how the curves can be scary. She is also concerned about the water due to the drought and having enough water for the residents.

Raelyn Boman, another resident who backs the property in question, said she is strongly opposed to anything less than 8000 square foot lots and will be sad to see the tall houses in place of the current natural environment and wildlife sightings. She also had concerns about the water.

Tammy Donohoo said she has the same concerns as previous speakers and would rather have the same size properties there so her value does not change. Her yard does have water issues when it snows.

As there was no further public comment, Commissioner Wingfield moved to close the public hearing. Commissioner Jones seconded the motion, and all were in favor. The public hearing was closed.

b. Consideration to forward a recommendation to the City Council regarding proposed rezone request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah, 84405 as requested by Hugh Parke.

Chair Eskelsen invited Mr. Hugh Parke to speak. He thanked the residents for their comments and stated he is hoping to resolve some of the issues brought up. The previous request was for R-1-4.5 but realized that the general plan requires low-density and possibly slab-on-grade requirements. He read code describing low-density and explained therefore they are asking for 6000 square foot lots. The new plan includes 14 lots ranging from 6600 to 8800 square feet, as compared to the 16 smaller lots. The bordering lots are consistent with the neighboring lot sizes.

A lot of research has been done and these homes will not have basements or crawlspaces. The intent is to lower the grade to transition to the other lot elevations. City code requires water retention to be handled on the property, which will be addressed by the engineering after further testing and plans. The water will not be pushed on to other people but will be retained and diverted appropriately.

Discussion:
Mr. Jones asked how much the elevation will be lowered. Mr. Parke explained the property currently has a large high spot in the center, and that the intent is to bring it as close to the existing home level as necessary. There will be some two-story and some rambler homes, so the elevation will need to be level and slope toward the river.

Mrs. Eskelsen asked if the rear portion of the property would still be undeveloped as shown in the previous request. Mr. Parke confirmed this area will not be developed. There is approximately one acre that will be undeveloped.

Mr. Hermann asked what the plan was to provide water for the development. Mr. Parke said water needs to be conserved, but the area will continue to grow, and people need housing. The city requires developments to procure water shares.

Mrs. Spiers asked about the lot sizes, and which will abut to the current quarter acre lots. Mr. Parke listed the lot sizes abutting the current subdivision.

Mr. Anderson asked about the setback difference between R 1 8 and R 1 6. Mr. Parke listed the setback requirements for both zones. The rear setback and the sides are the same, but the front is smaller.

Mrs. Spiers disclosed she is a real estate agent and a resident of Riverglen and asked if the stormwater would be tied into the stormwater system for Riverglen.

Mrs. Ney asked how far the helical piers will need to go down to hit bedrock. Mr. Parke said based on the testing so far, it seems to be about 9 to 12 or 13 feet. He explained 20 to 30 piers are typically involved in each home and explained how the building process works.

Mrs. Ney asked if the homes will still be taller than the existing home. Mr. Parke explained only a two-story would be taller, but not all homes will be two-story. The helical piers do not increase the height of the homes.

Motion: Commissioner Wingfield moved to forward a recommendation to the city council for rezone
Second: Commissioner Jones

Discussion on motion: Mrs. Spiers said it does not fit in the general plan and it is unknown what is under the ground there. Mr. Wingfield explained he cannot find a legal reason to say no. Mr. Jones said the changes made from the original request to this one have changed his opinion, questions were answered, and the issues have been resolved. He feels the engineering requirements are enough. Mr. Hermann said there are places where subdivisions were added, and it improved the water situations regarding drainage.

Roll Call Vote:

Commissioner Jones:	Yes
Commissioner Ney:	No
Commissioner Spiers:	No
Commissioner Eskelsen:	No
Commissioner Hermann:	Yes
Commissioner Wingfield:	Yes
Commissioner Anderson:	Yes

Motion passes with 4 in favor and 3 against.

2. a. Review and discussion of proposed rezone request for property located at approximately 671 West 4400 South, Riverdale, Utah, as requested by H&H – 39th Street, LLC.

   b. Consideration to set Public Hearing for proposed Rezone Request from Mobile Home Park-Recreational Vehicle Park (RMH-1) Zoning to Multiple-Family Residential (R-4) Zoning for property located at approximately 671 West 4400 South, Riverdale, Utah 84405, as requested by H&H - 39th Street, LLC.

   Mr. Eggett went over the rezone request and noted Matt Steiner is present to address any questions. He explained a previous rezone request was denied as an R5 zoning, but the new request is for R4 which is inline with the general plan. In the event the public hearing is scheduled, a change of venue may be made to accommodate the residents who may attend to voice their opinions.

   Mr. Steiner addressed the commission, who had no questions.

   Motion: Commissioner Hermann moved to set a public hearing for June 28, 2022.
   Second: Commissioner Jones

   Vote: All in favor.

3. Report and discussion of 2022 Legislative Update regarding land use regulation amendments.

   Mr. Eggett reported on legislative updates made as of the last legislative general session, as included in the packet.

All items presented by: Mike Eggett, Community Development

F. Comments

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. This was seconded by Commissioner Jones. The Planning Commission meeting adjourned at 7:54 p.m.

Date Approved: **6/28/2022**

RIVERDALE CITY
CITY COUNCIL AGENDA
July 5, 2022

AGENDA ITEM: G2

SUBJECT: Consideration of Resolution #2022-23, for proposed AFCU – Operations Building Site Plan, property located at approximately 4624 South 1500 West, Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Exec Summ AFCU Final Site Plan – CC [20220705]
b. Resolution 2022-23
c. AFCU Campus Final Site Plan CC Approve Review – 20220630
d. Dept Staff Reports – AFCU Final Site Plan CC [20220630]
e. AFCU Ops Building – approval comments [20220630]
f. City Eng Review #3 AFCU Campus – Ops Building 6 30 2022
g. City Eng Cost Estimate Approval Report
h. Planning Commission minutes for the AFCU Site Plan Recommendation item on May 24, 2022 meeting
i. AFCU Site Plan App Update – 20220412
j. Public Cost Estimate Calculation_V2_06-30-22
k. AFCU Masterplan 3d graphic update
l. 2022-06-21 Update Civil Plans[r]

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 7-5-2022

Petitioner: *America First Credit Union* represented by Natalie Nichols and Jake Tate (AWA Engineering)

Summary of Proposed Action

America First Federal Credit Union, as represented by Natalie Nichols and Jake Tate with AWA Engineering, have submitted Final Site Plan documentation for a new Operations Services Building on real estate located at approximately 4624 South 1500 West. The affected parcels are zoned in the Light Manufacturing (M-1) zone. This site plan is being proposed for development on property that is currently partially developed by AFCU for their Data Center facility and on otherwise undeveloped land. The property is currently owned by America First Federal Credit Union and the subdivision includes a portion of property that has been newly approved for annexation into Riverdale City to accommodate the new design for the 1500 West street location. Part of the future subdivision request will also include the vacation of the existing Cozy Dale Drive (1500 West) and 4800 South right-of-way that currently is located within the AFCU campus area between 4400 South and 4800 South.

On May 24, 2022, this matter came before the Planning Commission for final site plan recommendation to City Council consideration. At the conclusion of the discussion in the matter, the Planning Commission provided a favorable recommendation to City Council for approval of this site plan with the understanding that the applicant group resolve outstanding staff and engineering concerns. As noted in the staff and engineering reports, these outstanding concerns have been resolved accordingly. This matter is now before the City Council for final site plan approval consideration of the Operations Services Building and new 1500 West roadway system.

A public hearing is not required to consider this site plan proposal, but a follow-up public hearing with the City Council will need to be scheduled for the 4800 South and Cozy Dale Drive (1500 West) vacation plat petition at a later date. Please note that the updated subdivision plat and vacation plat will not impact this site plan proposal and actually will link to this site plan proposal. Both the updated subdivision plat and vacation plat will be forthcoming to the City Council in the near future as part of this overall project effort.

Following the presentation and discussion of the proposal, the City Council may make a motion to provide final approval of the proposed AFCU – Ops Building Site Plan. Alternatively, the City Council may make a motion to approve the proposed site plan with any requested modifications, tabling the matter to a later date, or not approve the final site plan with the appropriate findings of facts. If an approval is provided, then this matter could move forward for site plan preparation activities with City Staff and Engineering and also start building permitting processes.

Title 10 Ordinance Guidelines (Code Reference)

This Final Subdivision and Site Plan review is regulated under City Code 10-21 “Subdivisions”, 10-25 “Development in All Zones” and is affected by City Codes 10-10A “Commercial Zones (C-1, C-2, C-3)”, 10-14 “Regulations Applicable to All Zones”, 10-15 “Parking, Loading Space; Vehicle Traffic and Access”, and 10-16 “Sign Regulations”; Roadway Vacation is guided by UCA 10-9a-609.5.

The proposed development parcels are located on property west of Cozy Dale Drive (1500 West) on property currently owned by the America First Federal Credit Union and affect a few areas of property east of Cozy Dale Drive (1500 West) again as owned by AFCU. The properties are located in M-1 zoned areas and the requested use for a regional financial operation service building and road realignment is fully supporting within in this zone criteria and uses list.

Attached with this executive summary is a document entitled "Final Site Plan Review – America First Credit Union Ops Building Plan Proposal"; 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 City Council should discuss any concerns raised by these summaries.

Staff would recommend that the City Council make a motion to provide final approval of the proposed AFCU – Ops Building Site Plan. Alternatively, the City Council may make a motion to approve the proposed site plan with any requested modifications, tabling the matter to a later date, or not approve the final site plan with the appropriate findings of facts.

General Plan Guidance (Section Reference)

The General Plan use for this area is currently set as "Special Use District – Light Industrial/Business Park" and this proposed project would comply with this land use.

Legal Comments – City Attorney

	_____ Steve Brooks, Attorney

Administrative Comments – City Administrator

	_____ Steve Brooks, City Administrator

RESOLUTION NO. 2022-23

A RESOLUTION BY THE RIVERDALE CITY COUNCIL APPROVING THE FINAL SITE PLAN OF THE AFCU OPERATIONS BUILDING PROPERTY LOCATED AT APPROXIMATELY 4624 SOUTH 1500 WEST IN RIVERDALE CITY, WEBER COUNTY, STATE OF UTAH.

WHEREAS, America First Credit Union (AFCU) (herein Petitioner), by and through Natalie Nichols and Jake Tate with AWA Engineering, have filed an application with Riverdale City requesting the City approve a final site plan approval to allow for changes to their existing property located at approximately 4624 South 1500 West; and

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

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

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

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

1. The City Council hereby approves the request of the Petitioner, for a final site plan approval located at approximately 4624 South 1500 West, as outlined and shown on the attached Exhibit(s), attached hereto and incorporated herein by reference.

2. This resolution shall take effect immediately upon passage.

3. All other resolutions and polices in conflict herewith, either in whole or part, are hereby repealed.

PASSED and APPROVED this ____ day of July, 2022.

RIVERDALE CITY

By: _____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni
City Recorder



NORTH

AMERICA FIRST CREDIT UNION - MASTERPLAN

AMERICA FIRST CREDIT UNION | ANDERSON WAHLEN & ASSOCIATES | GSBS ARCHITECTS

AFCU - OPS Building

4624 South 1500 West
Riverdale, UT

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

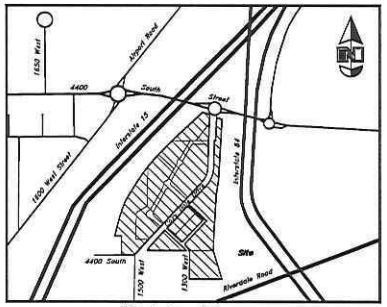
Approving Agency
Riverdale City
4600 South Weber River Drive
Riverdale, UT 84405

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	
Proposed Manhole		Existing Water Valve	
Proposed Transformer		Existing Overhead Power Line	
Proposed Meter Box		Existing Water	
Proposed Water Meter		Existing Secondary Water	
Proposed Combo Box		Existing Sewer	
Proposed Fire Hydrant		Existing Storm Drain	
Proposed Water Valve		Existing Gas	
Proposed Water Line		Existing Power	
Proposed Sanitary Sewer		Existing Telephone	
Proposed Storm Drain		Existing Fence	
Proposed Conduit Line		Flowline	
Proposed Power Line		Centerline	
Proposed Gas Line		Existing Contour	
Proposed Fire Line		Existing Spot	
Proposed Secondary Water Line		Existing Light Pole	
Proposed Roof Drain		Existing Street Light	
Proposed Fence		Existing Building	
Ridge Line		Existing Telephone Box	
Grade Break		Existing Power Meter	
Proposed Contour		Existing Electrical Box	
Direction of Drainage		Existing Electrical Cabinet	
Proposed Spot		Existing Gas Meter	
ADA Accessible Route		Existing Water Meter	
Property Line		Existing Irrig. Control Box	
Sawcut Line		Existing Bollard	
Proposed Light Pole		Existing Hose Bib	
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
DRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
EG	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TC	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve



Vicinity Map
Not to Scale

Flood Zone
This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Weber County, Utah and Incorporated Areas Map Number #9057C0341F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Basis of Bearings
The field measurements were collected on the WRS basis which verified the Weber County calculated bearing of North 89°11'40" West between recovered monuments marking the Southeast and Southwest Corners of Section 2, T5N, R1W and the full mile between monuments recovered for the East and West Quarter Corners of Section 12, T5N, R2W was measured as South 89°32'00" West. The Monument marking the South Quarter Corner of Section 12 was also recovered and honored.

Benchmark
Brass Cap Monument for the East Quarter of Section 12, T5N, R2W, SLB&M
Elevation = 4339.00 feet (Ortho Height)
Weber County Surveyor Tie Sheet
Observed April 6, 2020

Owner/Developer
Tim Snideman
America First Federal Credit Union
4646 South 1500 West, Suite 100
Riverdale, UT 84405
801-627-3070

Engineer
Jake Tate
Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116
801-410-8505

Architect
Jesse Allen
CSBS Architects
375 West 200 South
Salt Lake City, UT 84101

Surveyor
Anderson, Wahlen & Associates
2010 North Redwood Road
Salt Lake City, UT 84116
801-521-8529

Civil Sheet Index

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	Subdivision Plat
	Vacation Plat
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C0.2	Demolition Plan
C0.3	Demolition Plan
C0.4	Demolition Plan
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C1.3	Site Plan
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C2.4	Grading Details & Notes
C2.5	Grading Details & Notes
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L2.7	Irrigation Plan
L2.8	Irrigation Plan
L2.9	Irrigation Plan
L2.10	Irrigation Schedules & Details
EX 101	Site Plan Electrical
EX 102	Street Lighting Plan

NO.	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	27 May, 2022	Addendum #2
4	14 Jun, 2022	City Comments

Designed by: JT / MN
Drafted by: SU / NC
Client Name:
AFCU
19-024 CV

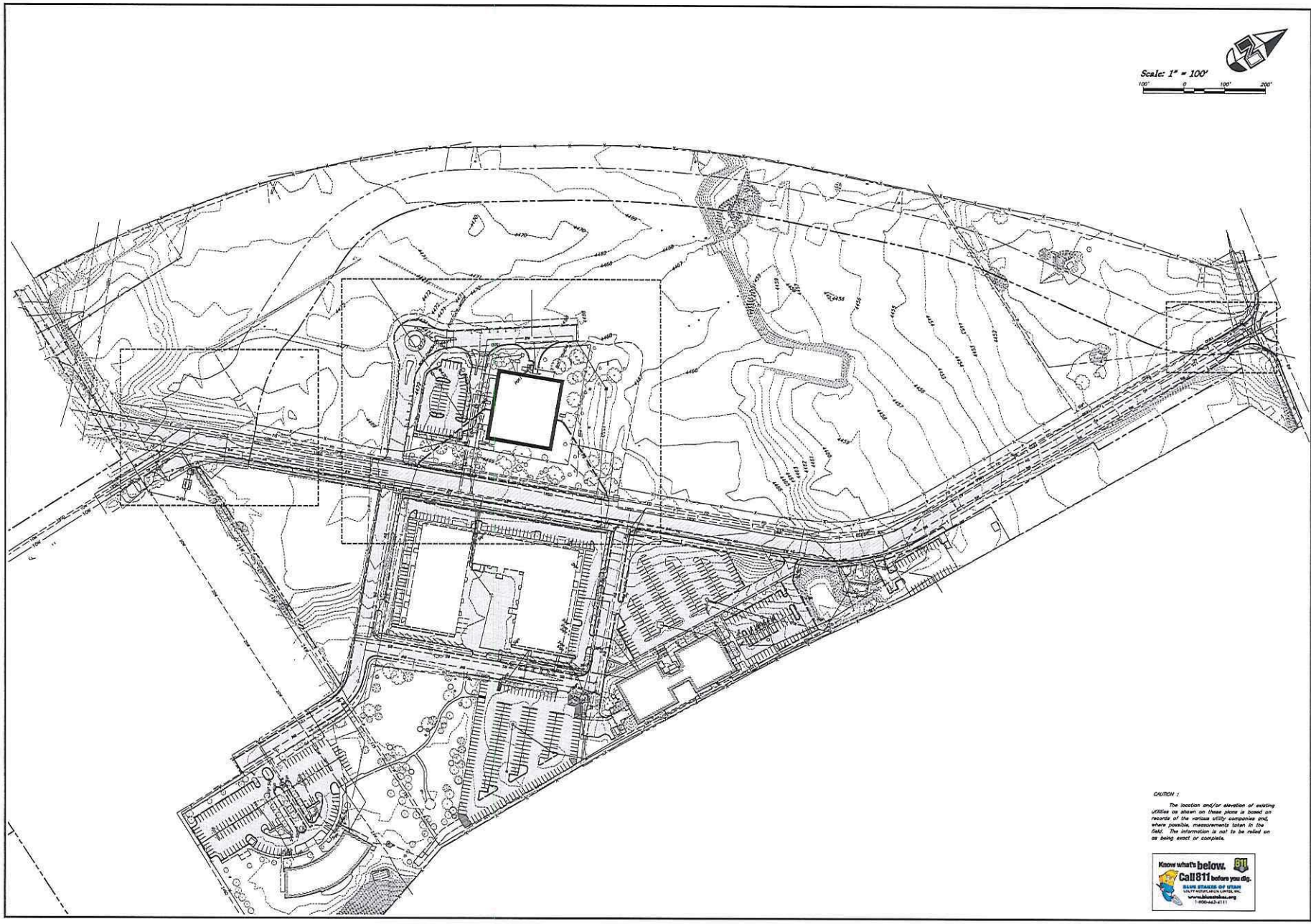
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – awengineering.net

Cover Sheet
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah



19 May, 2022

SHEET NO.
C0.0



3	24 JUN, 2022	Addendum #2	
2	18 May, 2022	Addendum #1	
1	19 May, 2022	Plan Review	
REV	DATE	DESCRIPTION	

Designed by: JT / NN
Drafted by: DJ / NC
Client Name:
AFCU
19-024 DM

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

Overall Demolition Plan

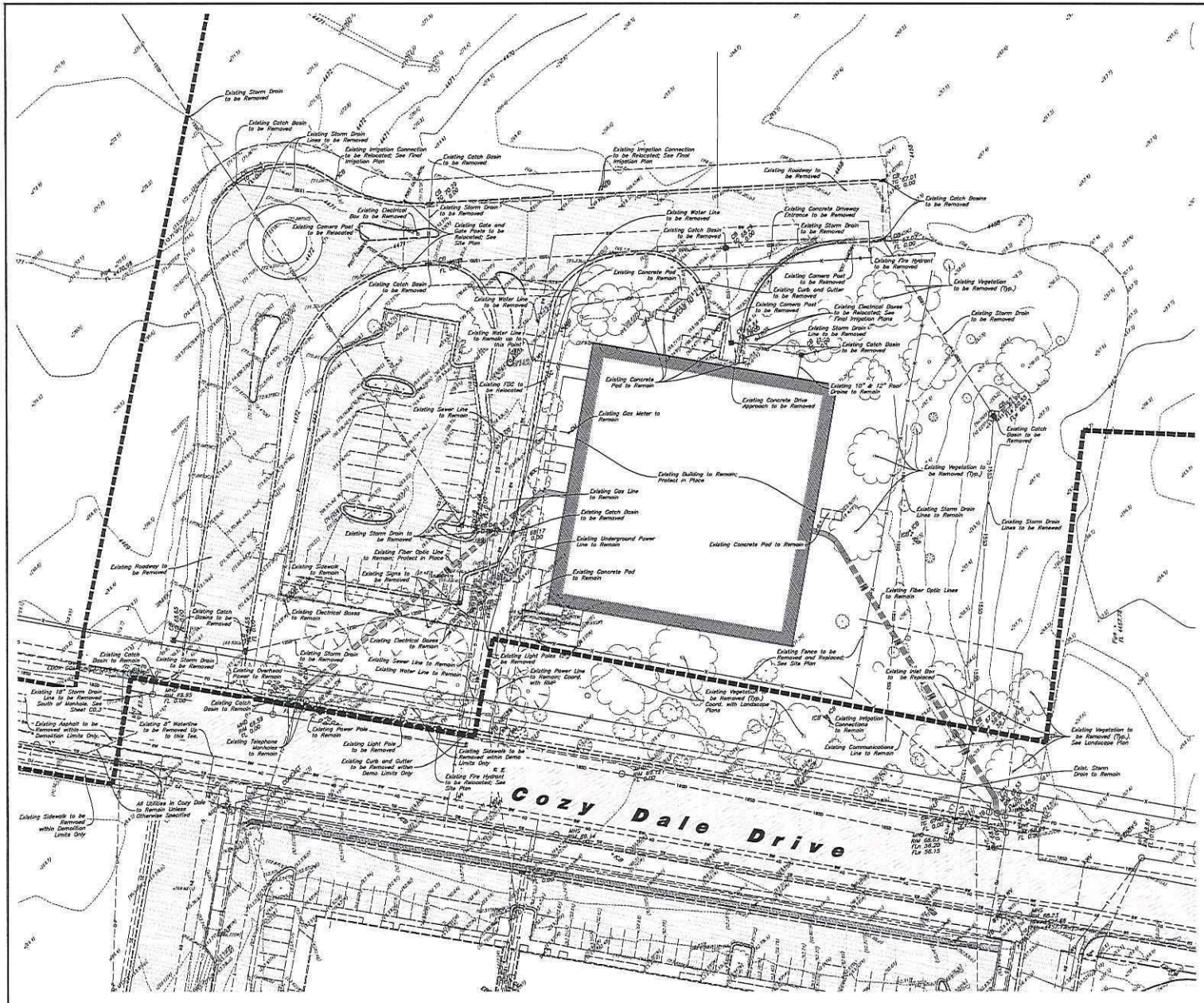
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

NO. 7884065
6/21/22
Carl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C0.1



General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
16. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction, it is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

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

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

3	24 Jun, 2022	Addendum #2	
2	16 May, 2022	Addendum #1	
1	19 Apr, 2022	Plan Review	
REV	DATE	DESCRIPTION	

Designed by: JT / NN
Drafted by: SM / NC
Client Name:
AFCU
19-024 DM

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awa@awa-engr.com

Demolition Plan

AFCU - OPS Building

4624 South, 1500 West
Riverdale, Utah

NO. 7884805
6/21/22
Carl Lalo Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C0.2



CAUTION :

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

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

REV	DATE	DESCRIPTION
1	19 May, 2022	Addendum #1
2	19 May, 2022	Addendum #2
3	14 JUL 2022	Addendum #3

Designed by: JT / NN
Drafted by: DM / NC
Client Name:
AFCU
19-024 DM

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

Demolition Plan

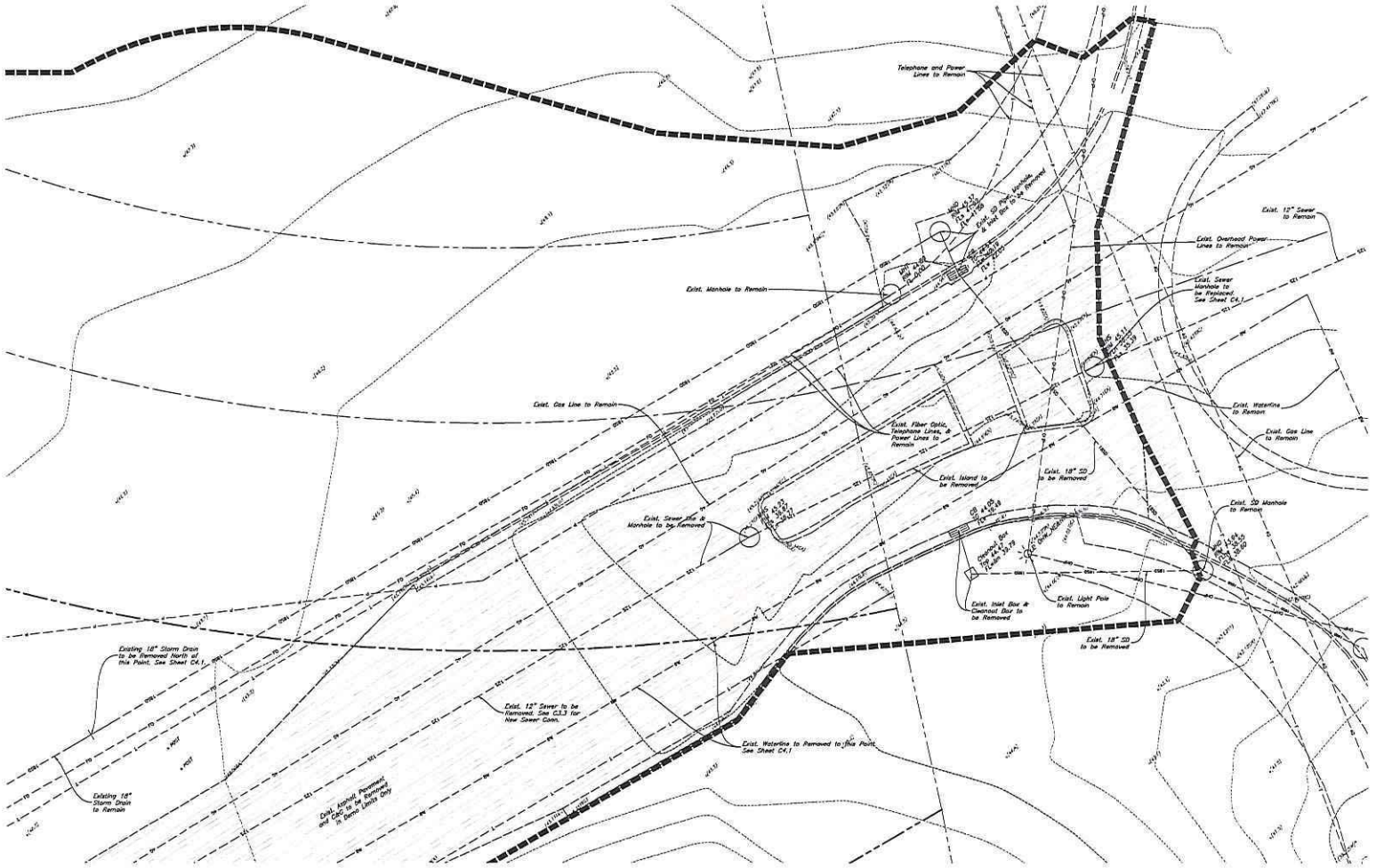
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah

NO. 7884932
9/2022
Carl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C0.3



CAUTION :

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

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

3	24 Jun, 2022	Addendum #2	
2	18 May, 2022	Addendum #1	
1	19 May, 2022	Plat Review	
ITEM	DATE	DESCRIPTION	

Designed by: JT / NH
Drafted by: DM / NC
Client Name:
AFCU
19-024 DM

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

Demolition Plan

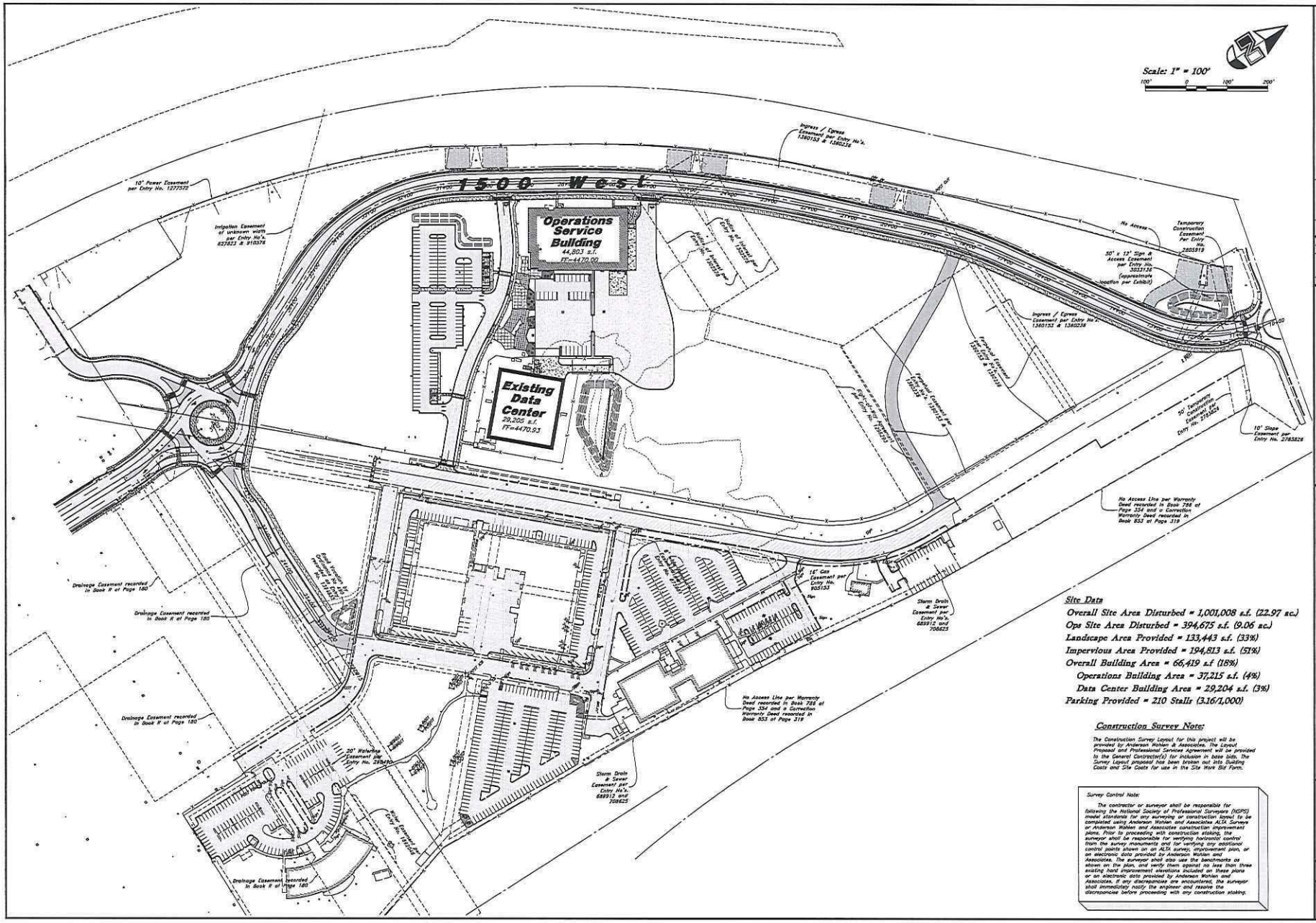
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7884835
6/2/22
Sal LaVia Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C0.4



Site Data

- Overall Site Area Disturbed = 1,001,008 s.f. (22.97 ac.)
- Ops Site Area Disturbed = 394,675 s.f. (9.06 ac.)
- Landscape Area Provided = 133,443 s.f. (33%)
- Impervious Area Provided = 194,813 s.f. (51%)
- Overall Building Area = 66,419 s.f (18%)
  - Operations Building Area = 37,215 s.f. (4%)
  - Data Center Building Area = 29,204 s.f. (3%)
- Parking Provided = 210 Stalls (3.16/1,000)

Construction Survey Note:

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

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or an electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

REV	DATE	DESCRIPTION
1	13 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	24 May, 2022	Addendum #2

Designed by: JT / NH
Drafted by: SM / RC
Client Name: AFFCU
19-024 SP

ANDERSON WAHLEN & ASSOCIATES
3302 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Site Plan

AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7804633
Earl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C1.0

General Site Notes:

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

Construction Material Note

All Construction Materials shall meet Riverdale City Standards

Damaged Improvement Note

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Hatch Legend

- Existing Asphalt
- Standard Asphalt
- Heavy Duty Asphalt
- Roadway Asphalt
- Existing Concrete
- Light Duty Concrete
- Heavy Duty Concrete
- Colored Concrete 1
- Colored Concrete 2
- Patio Pavement
- General Crosswalk Striping
- Accessible Route

Scale: 1" = 30'

30' 0 30' 60'

Site Data

Parking Provided = 154 stalls (4.16/1,000)
ADA Stalls Required = 6/151-200 stalls
ADA Stalls Provided = 7 stalls

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C5.1)
2. Const. Asphalt Paving (2 C5.1)
3. Const. Conc. Sidewalk (4 C5.1)
4. Const. Thickened Edge Sidewalk (5 C5.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (3 C5.3)
6. Const. Accessible Depressed Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (5 C5.3)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (4 C5.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (4 C5.3)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C5.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Const. Ameristar Montage Invincible Fence & (2) two 20' Ameristar Transport Traverse Cantilevered Gates; Match Montage Invincible Fencing; see Arch. Plans
16. Const. Stop Sign per MUTCD R1-1
17. Conn. & Match Existing Improvements
18. Const. Outdoor Seating Area Coordinate w/ Landscape Plan) Owner to Provide Tables & Benches
19. Const. Honed Face CMU Wall; See Arch. Plans
20. Const. CMU Building; See Arch. Plans
21. Const. Heavy Duty Concrete Paving (6 C5.1)
22. Const. Concrete Docking Station; See Arch. Plans
23. Const. 8" Concrete Sidewalk Flush with Asphalt
24. Const. Site Lighting; See Electrical Plans
25. Existing Vertical Poles Gates and Operators to be Relocated and Reused; Coord. w/Contractor
26. Const. Canopy Columns; See Arch. Plans
27. Const. Fire Hydrant
28. Const. 4" Concrete Waterway (7 C5.1)
29. Const. 2' Concrete Waterway (7 C5.1)
30. Const. 10' Concrete Crosswalk
31. Const. Metal Stairs; Coordinate w/Architect
32. Const. Railing; Coordinate w/Architect
33. Const. Gravel Pad
34. Const. Driveway Approach by Riverdale City Std.
35. Const. 8" Curb Wall (3 C5.1)
36. Const. Wall; see Arch. Plans
37. Transformer Location; Coord. w/ Electrical Plans
38. Install Commercial Slide Gate Operator. Contractor to Coord. operator sizing w/ Gate Manufacturer & Provide Engineer w/ Cut Sheet for Approval
39. Const. 32"X72" Concrete Jersey Barriers
40. Const. Manadoor 36" Wide Ameristart Montage Invincible Gate w/ Rotator Arm & Keypad Access Control
41. Const. Metal Gate; See Arch. Plans for Details & Sizing
42. Const. Ameristar Impasse Fence, K4 Rating; See Arch Plans
43. Const. Man Trap w/Ameristar Impasse Fence, K4 Rating; See Arch. Plans
44. Const. Street Signs
45. Const. KNOX Box
46. Cross Walk Striping
47. Landscape Berm; See Landscape Plans
48. Electrical Charge Station per Electrical Plans
49. Const. Concrete Wheel Stop
50. Carport Canopy. See Arch. Plans for Design
51. Const. Landscape Swale
52. Const. 12" Curb Cut (19 C5.3)
53. Const. Concrete Channel (16 C5.3)

1500 West

Operation Service Building
37,215 s.f.
FF=4470.00

Match Line - See Sheet C1.2

REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	18 May, 2022	Addendum #2
3	24 Jun, 2022	Addendum #1

Designed by: JT / NH
Drafted by: SM / NC
Client Name: AFFCU
19-024 SP

ANDERSON WAHLEN & ASSOCIATES
2010 South Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

AFCU - OPS Building

1624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7804035
6-31172
Eat LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C1.1

General Site Notes:

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

Construction Material Note

All Construction Materials shall meet Riverdale City Standards

Damaged Improvement Note

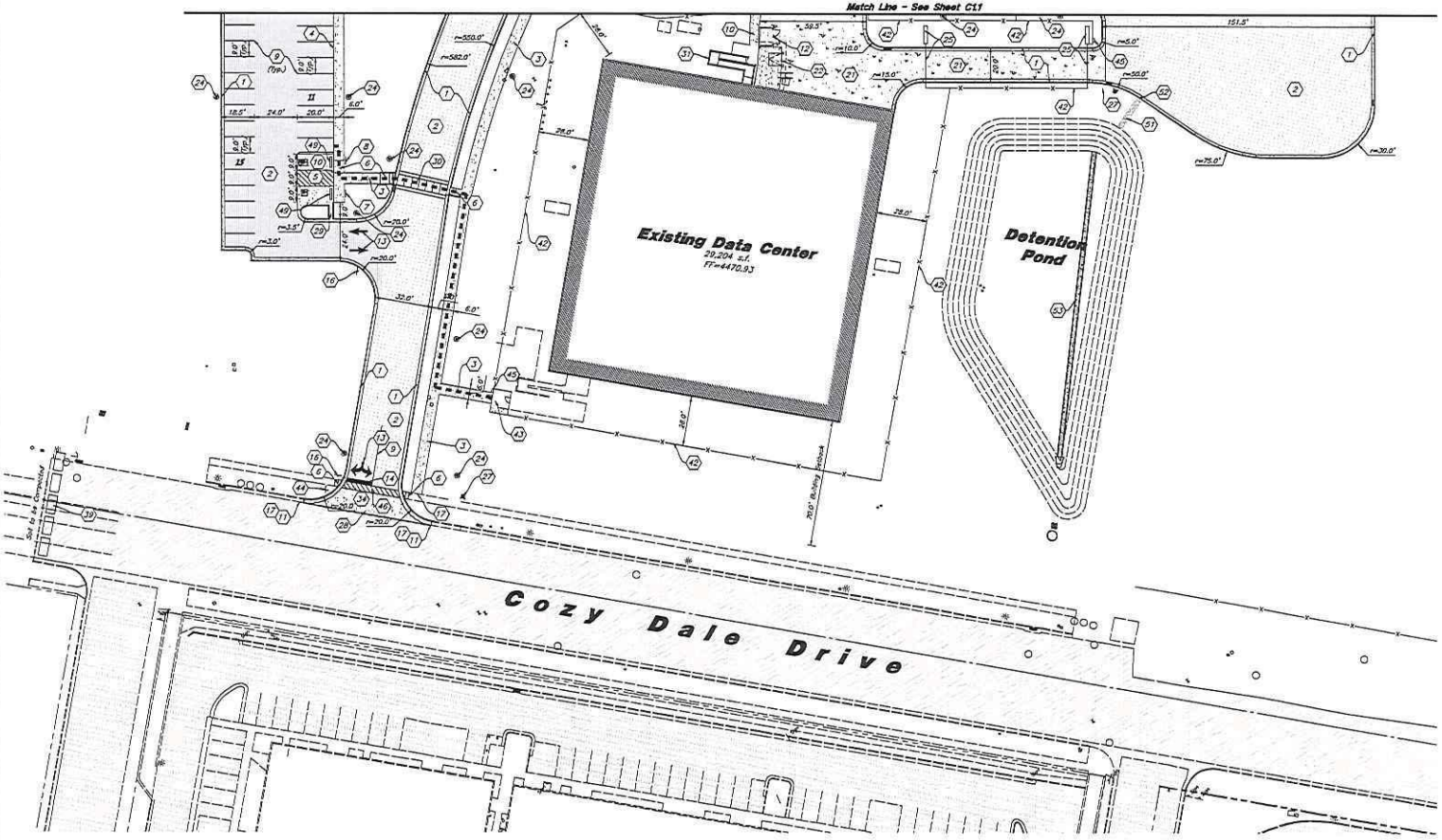
All missing, nonfunctioning and / or damaged surface improvements shall be replaced. (Sidewalk, Curb & Gutter, Fencing etc...)

Hatch Legend

- Existing Asphalt
- Standard Asphalt
- Heavy Duty Asphalt
- Roadway Asphalt
- Existing Concrete
- Light Duty Concrete
- Heavy Duty Concrete
- Colored Concrete 1
- Colored Concrete 2
- Patio Pavement
- General Crosswalk Striping
- Accessible Route

Scale: 1" = 30'

30' 0 30' 60'



Site Construction Notes

1. Const. 24" Curb & Gutter (1 C5.1)
2. Const. Asphalt Paving (2 C5.1)
3. Const. Conc. Sidewalk (4 C5.1)
4. Const. Thickened Edge Sidewalk (5 C5.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (3 C5.3)
6. Const. Accessible Depressed Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (5 C5.3)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (4 C5.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (4 C5.3)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C5.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Const. Ameristar Montage Invincible Fence & (2) two 20' Ameristar Transport Traverse Cantilevered Gates; Match Montage Invincible Fencing; see Arch. Plans
16. Const. Stop Sign per MUTCD R1-1
17. Conn. & Match Existing Improvements
18. Const. Outdoor Seating Area Coordinate w/ Landscape Plan) Owner to Provide Tables & Benches
19. Const. Honed Face CMU Wall; See Arch. Plans
20. Const. CMU Building; See Arch. Plans
21. Const. Heavy Duty Concrete Paving (6 C5.1)
22. Const. Concrete Docking Station; See Arch. Plans
23. Const. 6" Concrete Sidewalk Flush with Asphalt
24. Const. Site Lighting; See Electrical Plans
25. Existing Vertical Raise Gates and Operators to be Relocated and Reused; Coord. w/Contractor
26. Const. Canopy Columns; See Arch. Plans
27. Const. Fire Hydrant
28. Const. 4" Concrete Waterway (7 C5.1)
29. Const. 2' Concrete Waterway (7 C5.1)
30. Const. 10' Concrete Crosswalk
31. Const. Metal Stairs; Coordinate w/Architect
32. Const. Railing; Coordinate w/Architect
33. Const. Gravel Pad
34. Const. Driveway Approach by Riverdale City Std.
35. Const. 6" Curb Wall (3 C5.1)
36. Const. Wall; see Arch. Plans
37. Transformer Location; Coord. w/ Electrical Plans
38. Install Commercial Slide Gate Operator. Contractor to Coord. operator sizing w/ Gate Manufacturer & Provide Engineer w/ Cut Sheet for Approval
39. Const. 32"X72" Concrete Jersey Barriers
40. Const. Mandoor 36" Wide Ameristart Montage Invincible Gate w/ Rotator Arm & Keypad Access Control
41. Const. Metal Gate; See Arch. Plans for Details & Sizing
42. Const. Ameristar Impasse Fence, K4 Rating; See Arch Plans
43. Const. Man Trap w/Ameristar Impasse Fence, K4 Rating; See Arch. Plans
44. Const. Street Signs
45. Const. KNOX Box
46. Cross Walk Striping
47. Landscape Berm; See Landscape Plans
48. Electrical Charge Station per Electrical Plans
49. Const. Concrete Wheel Stop
50. Carport Canopy. See Arch. Plans for Design
51. Const. Landscape Swale
52. Const. 12" Curb Cut (19 C5.1) (16 C5.1)
53. Const. Concrete Channel

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / HN
Drafted by: SM / ME
Client Name:
AFCU
19-024 SP

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

Site Plan

AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7804035
6/21/22
Earl LaVar Tuhn II
STATE OF UTAH

19 May, 2022

SHEET NO.
C1.2

General Site Notes:

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

Construction Material Note

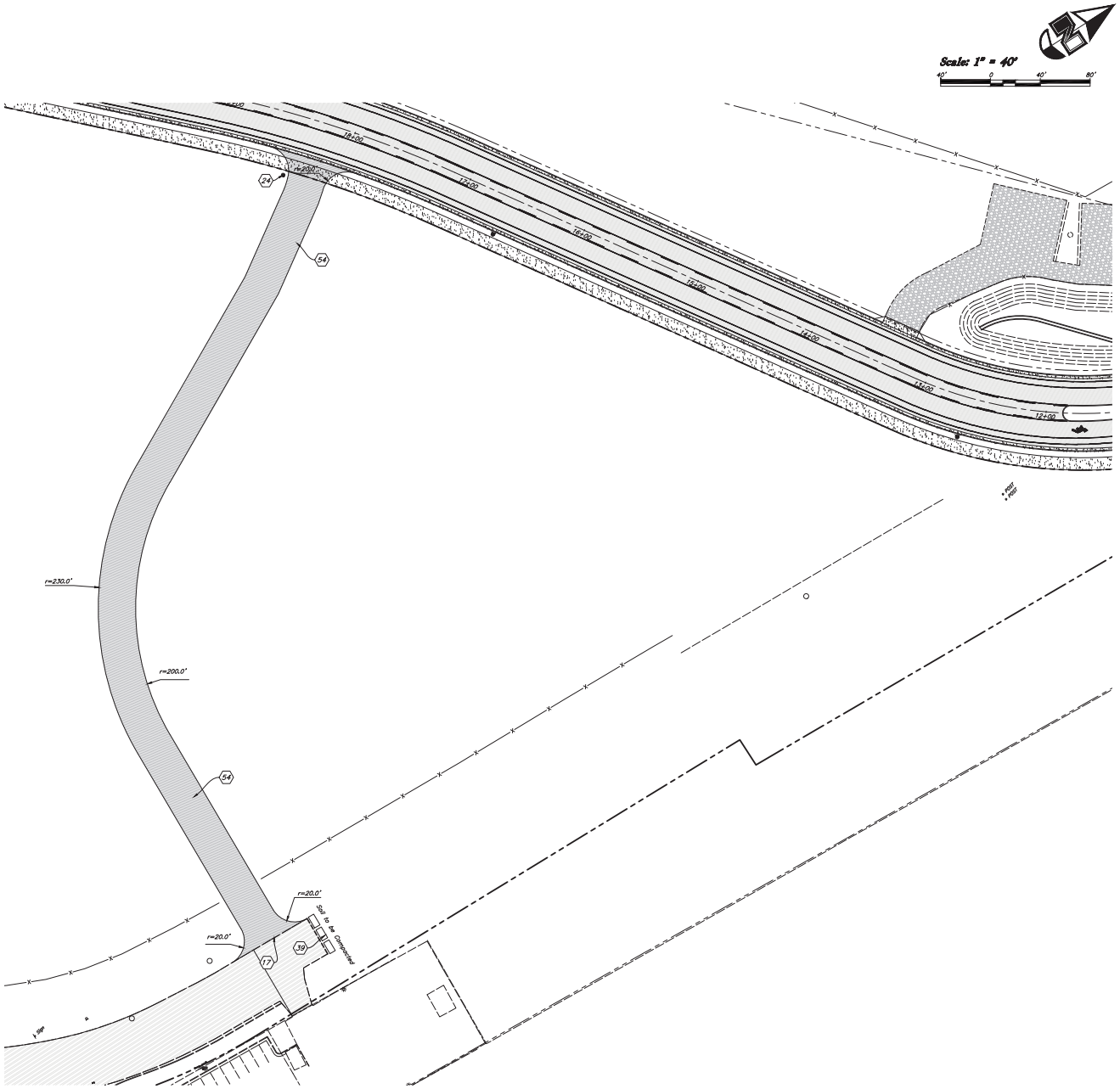
All Construction Materials shall meet Riverdale City Standards

Damaged Improvement Note

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

Hatch Legend

- Existing Asphalt
- Standard Asphalt
- Heavy Duty Asphalt
- Roadway Asphalt
- Existing Concrete
- Light Duty Concrete
- Heavy Duty Concrete
- Colored Concrete 1
- Colored Concrete 2
- Patio Pavement
- General Crosswalk Striping
- Accessible Route



Site Construction Notes

1. Const. 24" Curb & Gutter (1 C5.1)
2. Const. Asphalt Paving (2 C5.1)
3. Const. Conc. Sidewalk (4 C5.1)
4. Const. Thickened Edge Sidewalk (5 C5.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (3 C2.3)
6. Const. Accessible Depressed Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets) (5 C2.3)
7. Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (4 C5.3)
8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (4 C5.3)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
10. Const. Conc. Paving (6 C5.1)
11. Sawcut; Provide Smooth Clean Edge
12. Dumpster Enclosure (See Arch. Plans)
13. Const. Directional Arrows per MUTCD
14. Const. 24" White Stop Bar
15. Const. Ameristar Montage Invincible Fence & (2) two 20' Ameristar Transport Traverse Cantilevered Gates; Match Montage Invincible Fencing; see Arch. Plans
16. Const. Stop Sign per MUTCD R1-1
17. Conn. & Match Existing Improvements
18. Const. Outdoor Seating Area Coordinate w/ Landscape Plan) Owner to Provide Tables & Benches
19. Const. Honed Face CMU Wall; See Arch. Plans
20. Const. CMU Building; See Arch. Plans
21. Const. Heavy Duty Concrete Paving (6 C5.1)
22. Const. Concrete Docking Station; See Arch. Plans
23. Const. 8' Concrete Sidewalk Flush with Asphalt
24. Const. Site Lighting; See Electrical Plans
25. Existing Vertical Raise Gates and Operators to be Relocated and Reused; Coord. w/Contractor
26. Const. Canopy Columns; See Arch. Plans
27. Const. Fire Hydrant
28. Const. 4' Concrete Waterway (7 C5.1)
29. Const. 2' Concrete Waterway (7 C5.1)
30. Const. 10' Concrete Crosswalk
31. Const. Metal Stairs; Coordinate w/Architect
32. Const. Railing; Coordinate w/Architect
33. Const. Gravel Pad
34. Const. Driveway Approach by Riverdale City Std.
35. Const. 6" Curb Wall (3 C5.1)
36. Const. Wall; see Arch. Plans
37. Transformer Location; Coord. w/ Electrical Plans
38. Install Commercial Slide Gate Operator. Contractor to Coord. operator sizing w/ Gate Manufacturer & Provide Engineer w/ Cut Sheet for Approval
39. Const. 32"X72" Concrete Jersey Barriers
40. Const. Mandoor 36" Wide Ameristar Montage Invincible Gate w/ Rotator Arm & Keypad Access Control
41. Const. Metal Gate; See Arch. Plans for Details & Sizing
42. Const. Ameristar Impasse II Fence, K4 Rating
43. Const. Man Trap w/Ameristar Impasse Fence, K4 Rating; See Arch. Plans
44. Const. Street Signs
45. Const. KNOX Box
46. Cross Walk Striping
47. Landscape Berm; See Landscape Plans
48. Electrical Charge Station per Electrical Plans
49. Const. Concrete Wheel Stop
50. Carport Canopy. See Arch. Plans for Design
51. Const. Landscape Swale
52. Const. 12" Curb Cut (19 C5.3)
53. Const. Concrete Channel (16 C5.3)
54. Const. Temporary Asphalt (2 C5.1)

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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REV	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #2
2	16 May, 2022	Addendum #1
1	9 May, 2022	Plan Review

Designed by: JT / NN
Drafted by: SM / NE
Client Name:
AFCU

19-024 SP

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

Site Plan

AFCU - OPS Building

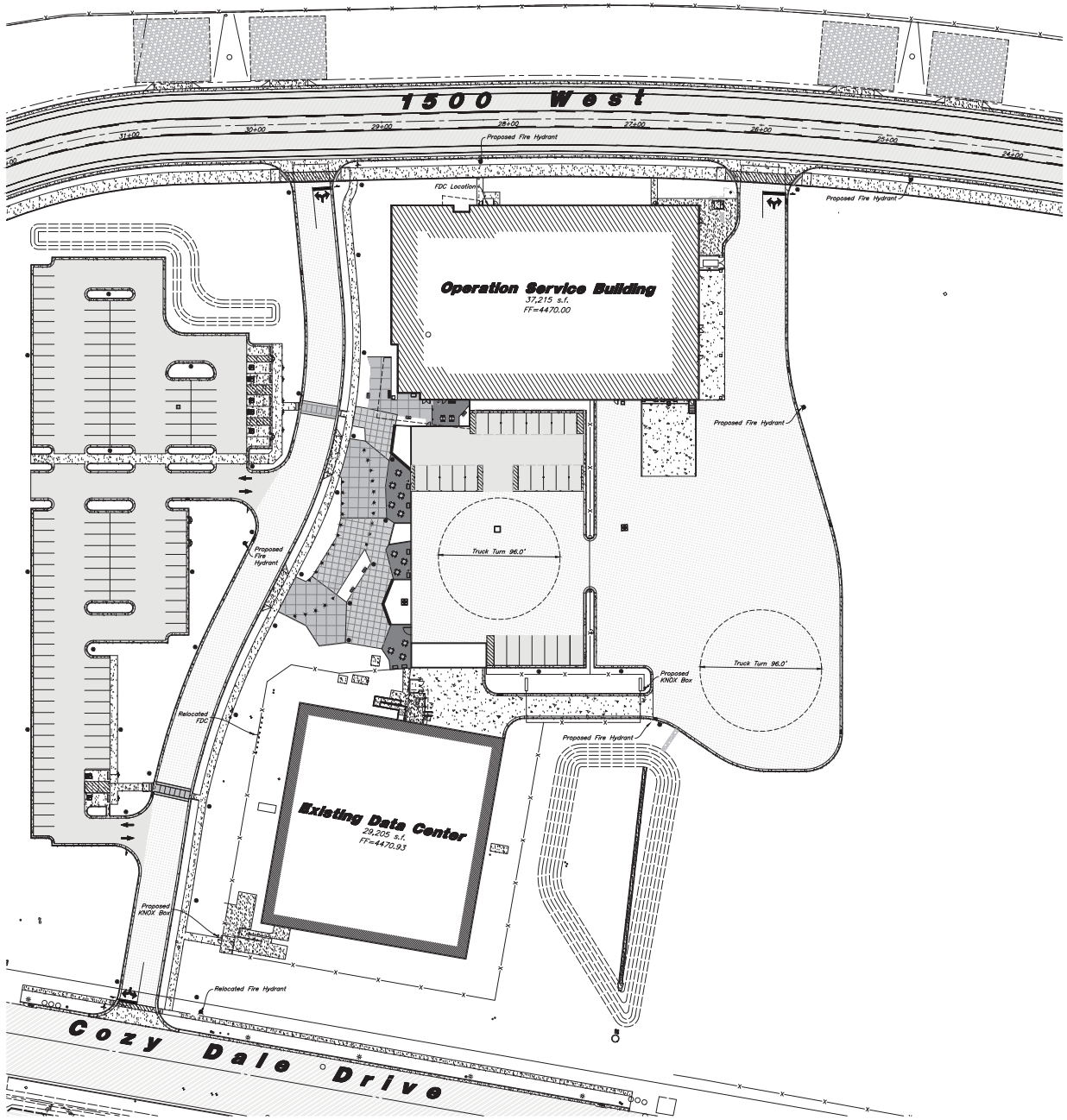
4624 South 1500 West
Riverdale, Utah



19 May, 2022

SHEET NO.
C1.3

W:\19-024\CAD\Corporate Development\On Building\Image\19-024 SP.dwg, 5/19/2022 10:38:51 PM, mdavis



Scale: 1" = 40'

40' 0 40' 80'

REV	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #2
2	6 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / NH
Drafted by: SM / NE
Client Name:
AFCU
19-024 FA

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

Fire Access Plan

AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
6/21/22
Earl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C1.4

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

Final Site Plan Review – America First Credit Ops Building Plan Proposal, 4624 South 1500 West

Completed by Mike Eggett, Community Dev. Director on 5/16/2022, 5/17/2022, and 6/30/2022

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

Date Plan Submitted to City: (Must be at least two weeks prior to Planning Commission meeting)	April 12, 2022; update submitted on May 10, 2022 and June 21, 2022
Date Application Submitted to City:	April 12, 2022
Date Fee Paid:	April 12, 2022 (see receipt for detail)
Site Plan – Preliminary Requirements	**Departmental Review Comments**
COVER SHEET	Provided
Title Block	
Project name and address	Project name and address location shown; addressing for new ops building site is shown as 4624 South 1500 West, with desire to drop Cozy Dale Drive from future new roadway being dedicated
Property Owner's name, address, and phone number	America First Federal Credit Union; 4646 South 1500 West, Suite 100, Riverdale, Utah 84405; 801-827-8070
Property Developer's name, address, and phone number	America First Federal Credit Union; 4646 South 1500 West, Suite 100, Riverdale, Utah 84405; 801-827-8070
Approving agency's name and address: Utility companies if applicable	This is shown on the plans on the cover sheet; other utility agencies name and contact info not provided, where applicable
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 – 19 May, 2022
Revision block with date and initials	Revision blocks shown and no notes yet
Sheet number and total sheets	Shown (69 total sheets for site plan and plat docs), site project master plan submitted as well
<u>General</u>	
Street names	Shown – 4400 South, 4800 South, 1500 West, Cozy Dale Drive, and 1300 West
Layouts of lots with lot numbers	Yes, shown (lot 1, lot 2, and parcels A and B)
Adjacent tract ownership and tax identification numbers	Yes, shown on plat documents and elsewhere in the packet
Scale (minimum 1"=50' to 1"=10')	Yes, scale is shown, 1"=10', 1"=20', 1"=30', 1"=40', 1"=100' and 1"=200' respectively
North arrow	Yes
Existing easements, structures, and utility lines: Approval to cross, use, or relocate	Existing easements and locations shown on plat documents, existing structures currently on site shown, existing utility lines shown and identified on sheet C0.1, C0.2, and other sheets
Space for notes	Yes, provided
Contours	Yes, shown on multiple sheets
Public areas	Existing and planned sidewalks and curb/gutter shown on multiple sheets, newly dedicated public areas shown as well
<u>Vicinity Map</u>	
Street names	Yes
Site location	Yes
North arrow	Yes
Scale	Note of "Not to Scale"
PLAT SHEET	*The plat is not part of submittal, nor is the vacation plat*
PLAN AND PROFILE SHEETS	Site plan and profile sheets provided
<u>Layout</u>	
Landscaping (location and type with area calculations)	Yes, provided on sheet L1.0-L2.10, area calculations shown on L1.0

Location of exterior lighting devices, signs, and outdoor advertising	Yes, location of existing lighting and poles shown in packet; existing site signage shown and outdoor advertising shown
Location of underground tanks, dumpsters, etc	No tanks present on site; dumpster and dumpster enclosure location shown in packet
Additional Information	
Benchmark	Shown on cover sheet
Basis of bearings	Shown on cover sheet
Legend	Shown on cover sheet
Title Block	
Project name and address	Project name and address location shown; addressing for new ops building site is shown as 4624 South 1500 West, with desire to drop Cozy Dale Drive from future new roadway being dedicated
Approving Agency's name and address	This is shown on the plans on the cover sheet
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 – 19 May, 2022
Scale	Yes, scale is showing
Revision block with date and initials	Revision blocks shown and no notes yet
Sheet number and total sheets	Shown (69 total sheets for site plan and plat docs), site project master plan submitted as well
General	
North arrow	Yes
Street names	Shown – 4400 South, 4800 South, 1500 West, Cozy Dale Drive, and 1300 West
Lot numbers	Yes, shown (lot 1, lot 2, and parcels A and B)
Reference to sheets showing adjacent areas	Yes, provided to link pages appropriately
Center line stationing	Shown on plans
Existing natural ground	Shown on sheet C0.1, C0.2, and other sheets
Signage	Building signage concepts not provided; monument and pole sign concepts not provided; may inquire more regarding future signage intent if desired
Height	Unknown at this time

Size	All signage size unknown at this time
Locations	Building signage location unknown; monument and pole signage location not provided at this time
Colors	Building signage colors unknown; monument and pole signage not provided at this time
Lighting	Lighting for signage unknown at this time
New and Existing Buildings	
Height and Size	New building - Height = approximately 36 feet tall at highest point; Building sizes: Operations Service Bldg 37,215 sf; Existing Data Center 29,204 sf
Location, setbacks, and all dimensions	Building setbacks: Ops Services Bldg – West/Front approx. 20 ft min, North and South sides approx. unknown but more than min req, East/Rear unknown but more than min req; Data Center – East/Front current 70 ft min, North and South sides approx. unknown but more than min req, West/Rear unknown but more than min req
Type of construction	Materials for structure, texture, color appearance provided on architectural drawings; DRC reviewed the submittal on June 15, 2022 and approved the DRC submitted plans as submitted
Type of occupancy and proposed uses	Regional office and administration, technology center
Show handicapped access	ADA accessible ramp and access areas shown and handicapped parking stalls identified clearly
New and Existing Landscaping & Percentage	Landscaping identified on sheets L1.0-L2.10; Percentage of landscaping provided for site as compared to overall lot area is 31% and meets minimum requirement of 20% or more landscaping coverage per City Code 10-14-12(B.)(2.)
Number of trees	Per plant schedule on L1.6 there are 147 trees, 1740 shrubs, 267 ornamental grasses, 395 perennials
Landscape plan showing all planting, hardscaping, berming, and watering	Planting, hardscaping shown; new site development requires gentle berming/screening locations, as required in 10-14-12 (B.)(2.), which berming is shown and identified as in place on landscaping plan, irrigation plan provided
Xeriscaping alternatives being considered	Yes, xeriscaping seems to be applied in the rock mulch and ground cover areas of landscape plan; for more, inquire of the developer
New and Existing Walls and Fences	

Location, design, and height	Existing fences on site shown; new fences appear planned for site as well and shown, need to comply with heights found in City Code 10-14-7
Materials proposed for construction	Ornamental white steel/metal security fencing
New and Existing Parking	
Location, area, and layout of off-street parking (size of stalls, regular and handicapped)	154 dedicated stalls provided and shown; handicapped parking spaces identified and shown; stalls size meets city requirements, parking stalls need to be a minimum of 180 feet in size per 10-15-5(D.)(1.)
Location of employees' parking, customer parking, and handicapped parking	Established as shown in drawings; employee parking and customer parking appear shared
Internal circulation pattern	Internal circulation shown and identified for parking and access areas
New and Existing Ingress and Egress	
Location and size of points of ingress and egress for motor vehicles and internal use	Yes, shown
Circulation pattern	Internal circulation shown and identified for parking and access areas; inquire more if desired
New and Existing Streets	
All access points	Yes, this is shown
Center lines	Yes, this is shown
Right-of-way lines	Shown, dedicated "right-of-way" shown and identified
Face of curb lines	Yes, this is shown
Centerline slope	Shown on drawings and established per previous and other project road development
Signing and striping	Public signing installation should be coordinated with public works dept and paid for by applicant, where applicable; roadway striping should be coordinated with public works, where applicable
Light poles	Yes, location of existing light poles and power equipment shown; location of onsite proposed light poles and equipment shown in packet; planned building lighting unknown
Street lights	Yes, location of existing street light poles and power equipment shown; newly proposed street light poles or devices planned for new 1500 West, building site, and roundabout areas shown on lighting plan; defer to Public Works
Street name signs	Location of street name signs shown

Stop signs	Location of stop signs on site shown
UDOT approval (if required for project)	This project does not require UDOT approval
Sidewalk (4' side with 4" of road base or 6' side with 6" of road base through the approach)	Yes, shown and details on sheet C5.1
Planting Strip	Yes, planting strips are shown along all streets where applied and approved by City
New and Existing Storm Drainage	
Top of curb elevations	Top of curb elevations provided on Utility Plans, in detail shown on sheet C5.1
Slope of gutter	Shown on C2.1-C2.4, in detail on sheet C5.1
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C2.1-C2.4, in detail on sheet C5.1, defer to City Engineer
Length, size, slope, and type of mains and laterals	Shown on C3.0-3.2, in detail on sheets C4.1-4.5, defer to City Engineer
Location of catch basins	Shown on multiple sheets in packet
Ditches, location and ownership	No waterways or ditches located on this site or planned for this project
Approval to pipe, reroute or use	Other than future City approval, unknown if other approval required, defer to City Engineer
Calculations for retention system	Refer to storm water study that has been provided with the submittal; defer to City Engineer
Method of storm water clean-up	Shown on sheet C3.0-3.2; erosion control plan provided as well on sheets C6.1-C6.3
New and Existing Sanitary Sewers	
Manholes	Existing shown on multiple sheets; new shown on multiple sheets;
Invert elevations	Shown on C2.1-C2.4, defer to City Engineer
Length, size, type, and slope of mains and laterals	Shown on C3.0-3.2, in detail on sheets C4.1-4.5, defer to City Engineer
New and Existing Water Lines	
Length, size, type, and slope of mains and laterals	Shown on C3.0-3.2, in detail on sheets C4.1-4.5, defer to City Engineer
Location, size, and type of water meters, valves, and fire hydrants	Shown on C3.0-C3.2, water meter location, size, and type (note reference) shown; Location of existing valves shown; Location of new valves shown; existing fire hydrants on site shown; new hydrants planned for this site plan shown, defer to fire department on quantity and locations
New and Existing Gas Lines	

Size and type	Existing and new gas lines shown, where applicable; size and type not shown
New and Existing Electrical Lines	
Size, location, and type	Existing power lines locations shown, new power lines and equipment plan provided, size and type not identified
Location of power poles	Existing power poles and overhead lines location shown; on site new power poles location plan provided, where applicable
New and Existing Telephone Lines	
Location of poles, junction boxes, and manholes	Existing location of telephone and fiber optic lines shown, new telephone and fiber optic lines shown on electrical plan for site; associated manholes shown on plan, where applicable
New and Existing Cable TV Lines	
Location of lines (if applicable)	Existing cable TV/ fiber optic lines shown, where applicable; new telephone and fiber optic lines shown on electrical plan for site
DETAILED DRAWINGS	
Cross section of roadway (minimum 8" road base and 3" asphalt)	Refer to sheets C4.1-C4.5 for roadway cross section connection to curb, gutter, and sidewalk areas; detail on sheet C5.1, minimum of 8" base shown, defer to Public Works
Cross section of curb and gutter (standard 30" high back)	Shown on sheets C5.1, defer to City Engineer
Gutter inlet box with bicycle safe grate	Detail drawing provided on sheet C5.2 and C5.4, locations identified on multiple sheets; in sheet notes gutter inlet boxes identified as having bicycle safe grates; defer to City Engineer
Cleanout box	Detail shown on sheets C4.2, location identified on multiple sheets; defer to City Engineer
Thrust blocking	Details shown on sheet C5.3; defer to City Engineer
Special energy dissipating or drop manholes	None showing and may not be applicable; defer to City Engineer
ADDITIONAL INFORMATION	
Soils report	Geotechnical report has been provided as completed by CMT Engineering Laboratories on April 4, 2022 for this site
Drainage and runoff calculations	Refer to storm water study that has been provided with the submittal; defer to City Engineer

Water right transfer documentation	Applicant needs to work with Public Works Department to provide adequate water rights for this site per 8-6-3 of City Code
Copy of protective covenants, codes, and regulations for development	Not applicable to this project
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	Concepts of Operation Services Building provided with packet
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, Light Manufacturing (M-1) Zone meets intended uses for site design
RDA compliance (if applicable)	This project is not located within an RDA project area
Use compliance	Yes, the planned uses for this project comply with the zoning for this M-1 zoned area
Engineering comments and letter of approval recommendation	Engineering comments, along with Public Works, Police Department, Fire Department provided
Traffic study	Completed by Hales Engineering on March 23, 2021 for project area
All Planning Commission and City Staff conditions for approval have been met	Currently Final Site Plan recommendation for approval consideration being reviewed by City Council

DEPARTMENTAL STAFF REPORTS – 5/18/2022 to 6/30/2022

From: Shawn Douglas
Sent: Wed 6/29/2022 8:40 AM
To: Mike Eggett
Subject: AFCU

Plan Review For AFCU

Storm Water

1-Drainage system operation and maintenance plan and BMPS approved and recorded with plat.
2-Storm water prevention plan for construction needs to include garbage receptacle.
3-Notice of intent filed with state.
4-Connect existing 18" storm drain on new Cozy Dale at new roundabout if grades allow. Does the new line now connect and catch all of the water coming from the south of the new roundabout?
5-Ownership/maintenance/easements for detention basin on 1500 W.
6-Label old storm drain in Cozy Dale as Private.
7-Can hydrodynamic separator be located upstream of retention pond prior to water entering pond?

Water

1-Provide what water shares will be used to meet water requirements.
2-Water lines on C4.1 labeled as private.
3-Valve on fire line tees in 1500 W.
4-Use 45* degree angles or less to eliminate the 90* bend on waterline at 4400 S Roundabout.

Sanitary Sewer

1-Easement for new sanitary sewer.

Other

1-Sheet C5.2 Has wrong name and address.
2-Developers/maintenance agreement for landscaping in new Roundabout.

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

From: Scott Brenkman
Sent: Wed 5/18/2022 5:01 PM
To: Mike Eggett
Subject: RE: Updated Final PC Review Comments Needed - AFCU Ops Center Site Plan and AFCU Subdiv [pt 1]

I don't have concerns at this time.

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

From: Jared Sholly
Sent: Thu 6/30/2022 11:58 AM
To: Mike Eggett
CC: Randy Koger
Subject: RE: Review Comments needed for AFCU Operations Bldg Final Site Plan

I don't have any additional comments, but if Randy comes up with anything further once he reviews additional documents. I support his recommendations.

Thanks,

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

From: Randy Koger
Sent: Thu 6/30/2022 1:35 PM
To: Mike Eggett
CC: Jared Sholly
Subject: RE: Review Comments needed for AFCU Operations Bldg Final Site Plan

With the addition of page C1.4 I have no additional recommendations.

REVIEW COMMENTS:

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

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



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

Mike Eggett

From: Todd Freeman <todd0468@gmail.com>
Sent: Thursday, June 30, 2022 12:20 PM
To: Mike Eggett
Cc: Shawn Douglas
Subject: AFCU Ops Building - review comments
Attachments: Review #3 AFCU Campus - Ops Building 6 30 2022.pdf

Mike,

See attached. I believe that recommendation for approval with said comments addressed would be appropriate.

Thanks!
Todd

--

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

CEC, Civil Engineering Consultants, PLLC
5141 South 1500 West
Riverdale, UT 84405
801-866-0550 (office)
801-866-0551 (fax)
801-866-3765 (cell)

CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

30 June 2022

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **AFCU – Ops Building**
Subj: Plan Review #3

Dear Mike,

Attached for consideration is our engineering review of the "AFCU – Ops Building Plans". The following items should be considered and addressed.

General Notes:

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

2. Missing sheet C1.3 Site Plan and sheet C1.4 Fire Access Plan

Site Plan – Improvement Drawings

1. Sheet C1.0, several streets do not show street names. Please show names.

2. Sheet C2.2, note 17 has mentioned geotechnical report by Kleinfelder. We have a report by CMT. Are there two different reports?

3. Sheets C4.1, 4.2 and 4.3 have Cozy Dale in the title block. Should that be changed to 1500 West Street.

4. Note 6 on sheet 4.1. Should that say "Exit" and not "Exist".

5. On sheet C4.2, at approximately Sta 18+21, the sewer line shows it to be stubbed and plugged but sheet C3.3 shows the sewer line being installed. Please update.

6. On sheet C4.2, there is a call out at Sta 23+00 for a combo box. Should that be removed or have box installed?

7. On sheet C4.8, as you exit the round-a-bout onto 1500 West Street should there be a merge sign as it transitions from two-lanes to one-lane?

8. On sheet C4.8, on the east side of the round-a-bout there is a call out for both note 1 – 4" stripe and note 7 – 8" white stripe. Should that only be note 1?

9. For the round-a-bout, sheets C4.9 through C4.14, need to call out mountable curb and gutter, concrete apron to be stamped and colored, the raised 6" curb on inside circle of round-a-bout.

10. On sheet C4.14, water main lines and fire lines call out class 235? Should be DR 18?

11. Sheet C5.4, the flared end section needs to have a trash rack called out and detail shown.

Storm Water Issues:

1. Storm water catch basins and/or junction boxes shall all be cast in place. No precast boxes are allowed in city right-of-way.

2. The storm water catch basins need to have a full trough shown and/or called out. Riverdale City does not have a sediment basin.

Sanitary Sewer Issues:

1. On sheet C0.4 there shows and existing 12" sanitary sewer going south from the manhole south of the island. That sewer line should be just for proposed expansion.

2. On sheet 3.3 where the proposed sewer connects to the new 8" sewer line, show the existing sewer running north to be plugged/abandoned and/or removed.

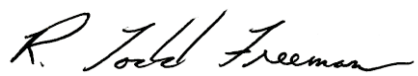
3. The new 8" sewerline connecting from Cozy Dale to 1500 West should have manholes and not cleanouts to grade, see sheet C3.3.

Culinary Water Issues:

1. At the new round-a-bout the existing 8" waterline is shown as being disconnected on 1550 West (see sheet C0.3 and C4.14). This waterline should be reconnected unless the other development (Ted Heaps) is being constructed concurrently.

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.



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

Cc. Shawn Douglas, Riverdale City Public Works Director

CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West
Riverdale City, Utah 84405
801-866-0550

30 June 2022

Riverdale City
4600 South Weber River Drive
Riverdale, Utah 84405

Attn: Mike Eggett, Community Development Director/RDA Deputy Executive Director
Proj: **AFCU – Ops Building**
Subj: Cost Estimate Review

Dear Mike,

I have reviewed the "Engineers Cost Estimate" prepared by AWA, Anderson Wahlen & Associates for the required public improvements for the above referenced project.

In my opinion the "Engineers Estimate – Escrow Amount" including the 10% warranty amount should be $3,244,038.60

Sincerely,
CEC, Civil Engineering Consultants, PLLC.

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

Cc. Shawn Douglas, Riverdale City Public Works Director

Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, May 24, 2022, at 6:30 p.m., at the Civic Center, 4600 S Weber River Dr., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Kathy Eskelsen, Chairman Robert Wingfield, Vice Chairman Blair Jones, Commissioner Amy Ann Spiers, Commissioner Rikard Hermann, Commissioner Kent Anderson, Commissioner
	City Employees:	Mike Eggett, Community Development Michelle Marigoni, City Recorder
	Excused:	Wanda Ney, Commissioner
	Visitors:	Jake Tate Kris Wiest Josh Yeates Jenn Barlow Stewart Barlow Tim Sniderman Kim Choate Dale Read

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:36 p.m. Chairman Eskelsen welcomed everyone to the meeting and stated for the record that members of the Planning Commission were present, except Wanda Ney who has been excused.

B. Public Comment

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

C. Presentations and Reports

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

- Two Hoosiers Cyclery is now open
- Maverik is moving forward quickly
- Cheddar's has begun preparing the site
- Take 5 received a building permit
- No updates on Fiiz, they still need building permit
- J Dawgs still moving forward

A 2022 Legislative update will be presented when things slow down, possibly next meeting. There are some deadlines for the city to meet regarding housing updates and watering guidelines in the general plan.

The next meeting will be held in three weeks, on June 14th, as there are five Tuesdays in May.

D. Consent Items

1. **Consideration of Meeting Minutes from May 10, 2022 Work Session and May 10, 2022 Regular Meeting, and minutes from the November 9, 2021 Work Session and Regular Meeting.**

Chairman Eskelsen asked if there were any changes to the minutes. There were no changes. Commissioner Hermann moved to approve the minutes; Commissioner Spiers seconded the motion, and all were in favor.

E. Action Items

1. a. Review and discussion of proposed rezone request for property located at approximately 3450 South Parker Drive, Riverdale, Utah, as requested by Hugh Parke.

Chairman Eskelsen turned the time over to Mike Eggett, who noted this is a new request for the same property that was tabled at the last meeting. The previous application has been cancelled by Mr. Parke.

b. Consideration to set Public Hearing for proposed Rezone Request from Agricultural (A-1) Zoning to Single-Family Residential (R-1-6) Zoning for property located at approximately 3450 South Parker Drive, Riverdale, Utah 84405, as requested by Hugh Parke.

Discussion:
Motion: Commissioner Spiers **moved to set the**
Second: Commissioner Anderson

Verbal vote – all in favor.

2. **Consideration to approve Chick-Fil-A Site Plan Amendment approval extension request for a six (6) month period for property located at 4067 South Riverdale Road, Riverdale, Utah 84405, as requested by Chick-Fil-A and Merrick Engineering.**

Mr. Eggett explained an amendment was approved by City council in June of 2021, which would expire in June 2022. The planning Commission is the approving body for an extension. The building permit has been issued, but there have been some challegnes with easements as noted in the packet.

Discussion:
Christopher Weist, representing Merrick Engineering, approached the podium. Mrs. Spiers asked for clarification on the reasoning for the extension. Mr. Weist explained some adjacent use approvals have been delayed due to some new ownership on the properties surrounding the site.

Motion: Commissioner Hermann moved to approve the extension for the site plan amendment for a six-month period.
Second: Commissioner Spiers

Verbal vote – all in favor.

3. **Consideration to recommend City Council approval of the Hillside at Riverdale Subdivision, property located at approximately 1550 West Ritter Drive, Riverdale, Utah 84405, as requested by Riverdale Living, LLC and Service Mortgage Corporation.**

Mr. Eggett said this project complies with the general plan guidance as low-density housing. This project has been before the Planning Commission once before. This is an area that has been vacant and unused, R-1-6 is considered lower density, which fits with the general plan. Public Works has concerns about Lot 12's maintenance and liability needing to be clearly expressed on the plat, as well as the easement needing to surround the lot entirely.

He went over the comments in the packet from staff and engineering, including drainage and stormwater concerns from planning and public works.

Discussion:
Josh Yeates approached he podium for questions. Mr. Hermann asked about a fence along the back side of the lots. Mr. Yeates said it has been left up to the residents at this point. Mr. Hermann noted there are comments in the packet regarding lots 1-7 having no vehicle access to Ritter Drive. Mr. Eggett said if the plat is noted with no access, then there will be no way for future residents to add access. Mr. yeates said he would add it to the CC&R's.

Mrs. Spiers asked when, if approved, the project was anticipated to start. Mr. Yeates said it is complicated and unknown due to having three different property owners. There is no current plan

Jen Barlow answered that they really don't know at this point when the project will be started

Motion: Mr. Anderson moved to forward a positive recommendation to city council, pending addressing concerns and items as noted by staff before being presented to the ity council.
Second: Commissioner Hermann

Verbal vote – all in favor.

4. **a. Consideration to recommend City Council approval of the AFCU Corporate Campus Subdivision, property located at approximately 4624 South 1500 West (Cozy Dale Drive), Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering.**

Mr. Eggett noted America First Credit Union is represented by Natalie Nichols and Jake Tate. Current zoning is M-1. This subdivision is to realign the new road and the vacation of Cozy Dale Drive. This was before the Planning Commission for a preliminary approval on April 26th.

Mr. Eggett went over the subdivision review comments as shown in the packet.

Jake Tate approached the podium, no questions from the Planning Commission.
Mr. Anderson noted for the record that he is an AFCU employee.

Motion: Commissioner Hermann moved to forward a positive recommendation, providing all staff comments are addressed.
Second: Commissioner Spiers
Verbal vote – all in favor.

b. Consideration to recommend City Council approval of the AFCU – Ops Building Site Plan, property located at approximately 4624 South 1500 West (Cozy Dale Drive), Riverdale Utah 84405, as requested by America First Federal Credit Union and AWA Engineering.

The time was again turned over to Mr. Eggett, who explained this was also before the PC on April 26, 2022. The proposed use is compliant with the M-1 zone. A design review will need to be held before City Council final approval.

Mr. Eggett went over the numerous site plan comments as shown in the packet, noting some of the comments are major engineering concerns.

Jake Tate approached the podium to address some of the comments regarding street lights. He said Mr. Freeman suggested the lights as shown, Mr. Eggett recommended and offered to push back a bit on the engineer regarding these comments.

Discussion:
Mr. Hermann asked if there were any plans for signage. Mr. Tate said a formal signage approval will be brought forward at a later date.

Motion: Commissioner Spiers moved to recommend to city council with all staff and city concerns met prior to being presented to city council.
Second: Mr. Hermann

Roll call vote:
Commissioner Wingfield: Yes
Commissioner Hermann: Yes
Commissioner Eskelsen: Yes
Commissioner Spiers: Yes
Commissioner Anderson: Yes
Commissioner Jones: Yes
Commissioner Ney - excused

5. **a. Consideration to approve and recommend City Council approval of the Small Subdivision Amendment for Riverdale Center V Subdivision, Amended, property located at approximately 4045-4113 South Riverdale Road, Riverdale, Utah 84405, as requested by CCA/Kornwasser Group and AWA Engineering Group.**

Mr. Eggett explained this is a four-lot subdivision encompassing properties from RC Willey over to Bed Bath and Beyond. He went over the executive summary and comments from staff, which were included in the packet.

Discussion:
Mr. Tate offered to answer questions from the Planning Commission. He said this is a straightforward plat to clean up the property lines. Mr. Eggett suggested Mr. Tate look over the front setbacks, as they are 16 feet, but 20 feet is required. Mr. Tate said they would look into shifting the buildings if necessary.
Motion: Commissioner Anderson moved to forward a recommendation to City Council to approve the subdivision amendment, provided all staff comments and concerns are addressed before the council meeting.
Second: Commissioner Spiers

Verbal vote – all in favor.

b. Consideration to approve Riverdale Townhomes Preliminary Site Plan, property located at approximately 300 West Pacific Avenue, Riverdale, Utah 84405, as requested by CCA/Kornwasser Group, Revival Development, and AWA Engineering Group.

Mr. Eggett noted this is a preliminary site plan review for a multi-family R-4 Townhome apartments. No public hearing is required for this request. Mr. Eggett went over the executive summary and packet items.

Discussion:
Mr. Tate offered to answer questions from the Planning Commission for this item as well. There was discussion regarding setbacks. Mr. Jones asked questions regarding parking, which were addressed by Mr. Tate.
Motion: Commissioner Hermann moved to approve the preliminary site plan.
Second: Commissioner Spiers.

Verbal vote – all in favor.

Items presented by: Mike Eggett, Community Development

F. Comments

Mr. Eggett informed commissioners that the city has been involved in a legislative audit of an RDA project from 1993, which has been a tremendous amount of work. He said 25 audits are being done throughout the state.

G. Adjournment

As there was no further business to discuss, Commissioner Jones moved to adjourn. This was seconded by Commissioner Wingfield. The Planning Commission meeting adjourned at 7:37 p.m.

Date Approved: **6/14/2022**

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: 2022-05 DATE SUBMITTED: 4/12/2022

APPLICANT'S NAME: AWA (Natalie Nichols)

BUSINESS ADDRESS: 2010 N. Redwood Road, SLC, UT

BUSINESS PHONE: 801-410-8511

ADDRESS OF SITE: 4649 south 1500 west, Riverdale, UT

APPLICANT'S INTEREST: Owners Authorized Representative

Application is hereby made to the Riverdale City Planning Commission requesting that the following permitted use, be approved on 1,001,008 sq. ft. / 22.98 acres (sq. ft./acreage) of property in the M-1 zone in accordance with the attached site plan.

Natalie Nichols
Signature of Applicant

Timothy Snideman
Signature of Property Owner

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

Timothy Snideman
Signature of Property Owner

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

Fee: $ 9,192 Date paid: 4/12/2022

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: 4/26/2022 (Prelim.) / 5/24/2022 (Final) Decision of Commission: Prelim. Approved/Recommend Approval, resolve staff/eng. Concerns

City Council set public hearing: Yes ☐ No ☑ Date of Public Hearing: N/A

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

Date: 7/5/2022 Decision of Council:

RIVERDALE CITY CORPORATION
4600 SOUTH WEBER RIVER DRIVE
RIVERDALE UT 84405 394-5541

Receipt No: 15.549446 Apr 12, 2022

AWA Natalie Nichols

Previous Balance:	.00
MISCELLANEOUS - ZONING & SUBDIV. FEE	9,192.00
10-34-1500 ZONING & SUB. FEES	
Total:	9,192.00
CHECK Check No: 17527	9,192.00
Total Applied:	9,192.00
Change Tendered:	.00

04/12/2022 4:47 PM

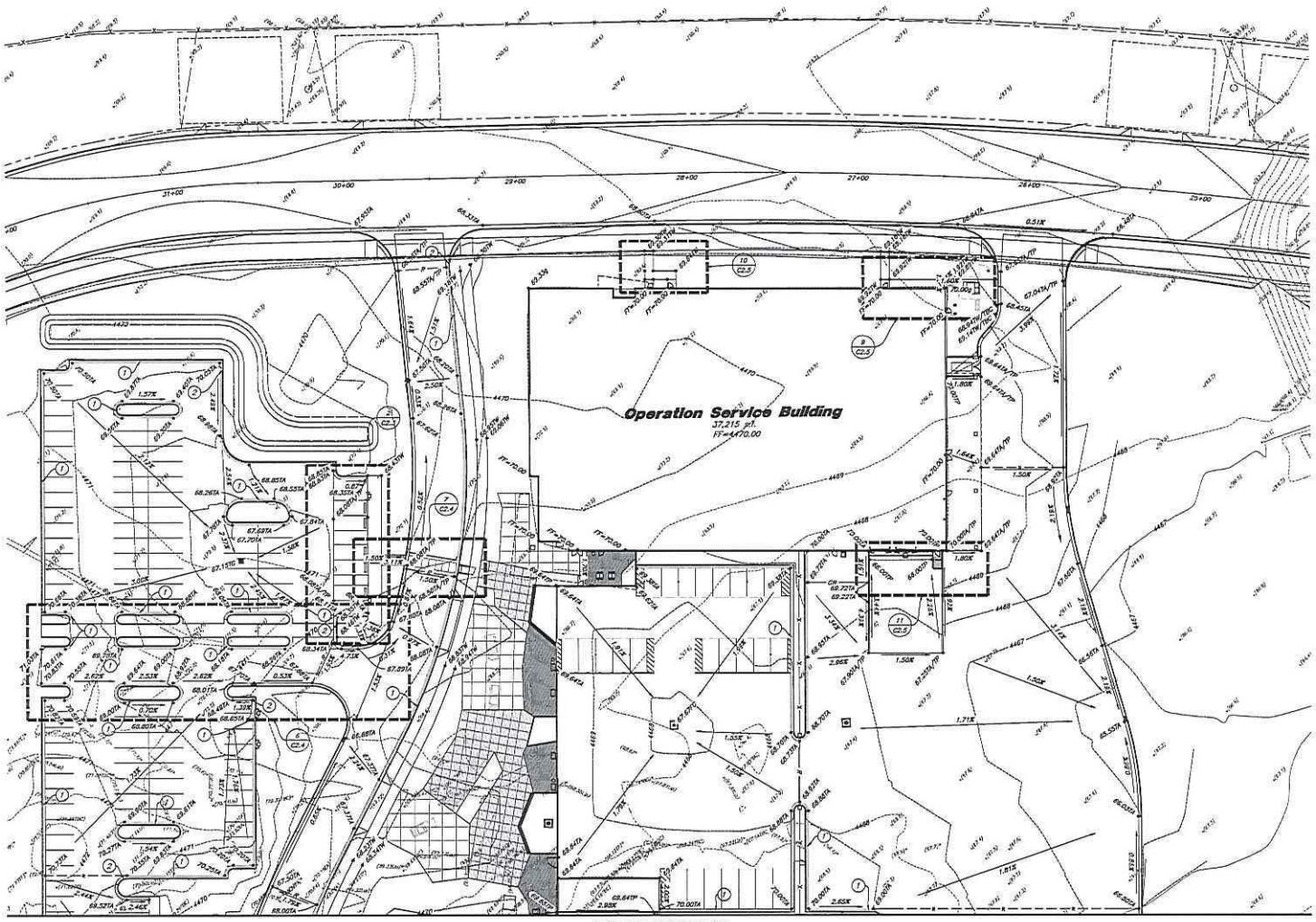
Public Cost Estimate Calculation

CONCEPTUAL SITE CONSTRUCTION ESTIMATE

06/30/22

This is a Conceptual Estimate prepared prior to receiving Surveys or Preliminary design plans and will change upon completion of these items.

Item No.	Description	Quantity		Unit Price		Cost
	Site Improvements					
1	Standard Paving & Base	215,933	SF	$4.75	SF	$1,025,681.75
2	Bike w/Arrow Marking	6	EA	$500.00	EA	$3,000.00
3	Roundabout Traffice Marking	3	EA	$500.00	EA	$1,500.00
4	Straight & Left Turn Arrow Combo	5	EA	$500.00	EA	$2,500.00
5	Straight & Right Turn Arrow Combo	2	EA	$500.00	EA	$1,000.00
6	Straight Arrow	2	EA	$500.00	EA	$1,000.00
7	Yield Striping	111	LF	$2.25	LF	$249.75
8	24" Crosswalk Striping	620	LF	$5.00	LF	$3,100.00
9	4" Striping	24,272	LF	$2.25	LF	$54,612.00
10	4" Crosswalk Striping	504	LF	$2.25	LF	$1,134.00
11	Roundabout ADA Accessible Ramp w/Truncated Dome	10	EA	$100.00	EA	$1,000.00
12	Raised Island Colored Concrete	7,753	SF	$15.00	SF	$116,295.00
13	6" Raised Curb	2,088	LF	$36.00	LF	$75,168.00
14	30" Curb and Gutter	7,632	LF	$36.00	LF	$274,752.00
15	Concrete Pavement	8,507	SF	$25.00	SF	$212,675.00
16	Concrete Sidewalk	18,197	SF	$5.50	SF	$100,083.50
17	Drive Approaches	7	EA	$1,500.00	EA	$10,500.00
18	Street Lights	5	EA	$7,000.00	EA	$35,000.00
19	Drives w/ Radius	2	EA	$2,200.00	EA	$4,400.00
20	Landscape Area	36,309	SF	$7.00	SF	$254,163.00
					Subtotal	**$2,177,814.00**
	Storm Drain					
21	12" PVC SD	140	LF	$45.00	LF	$6,300.00
22	15" RCP SD	2,700	LF	$55.00	LF	$148,500.00
23	18" RCP SD	636	LF	$65.00	LF	$41,340.00
24	Flared End Section	2	EA	$700.00	EA	$1,400.00
25	3X9 Inlet Box	1	EA	$4,500.00	EA	$4,500.00
26	4X4 Junction Box	1	EA	$4,000.00	EA	$4,000.00
27	2X3 Inlet Box	8	EA	$3,500.00	EA	$28,000.00
28	4' MHD	3	EA	$6,000.00	EA	$18,000.00
29	5' MHD	2	EA	$6,000.00	EA	$12,000.00
30	6' Combo Box	8	EA	$4,500.00	EA	$36,000.00
31	9' Combo Box	1	EA	$5,500.00	EA	$5,500.00
					Subtotal	**$305,540.00**
	Water					
32	10" Waterline	41	LF	$77.00	LF	$3,157.00
33	8" Waterline	2,930	LF	$65.00	LF	$190,450.00
34	6" Waterline	311	LF	$40.00	LF	$12,440.00
35	10X10X10X Tee	2	EA	$1,200.00	EA	$2,400.00
36	8X6X8 Tee	7	EA	$1,200.00	EA	$8,400.00
37	6" Gate Valve	7	EA	$2,000.00	EA	$14,000.00
38	8" Gate Valve	7	EA	$2,200.00	EA	$15,400.00
39	Fire Hydrant	7	EA	$6,000.00	EA	$42,000.00
40	8" Elbow	2	EA	$800.00	EA	$1,600.00
41	10" Elbow	2	EA	$1,000.00	EA	$2,000.00
42	10 - 8 Reducer	2	EA	$800.00	EA	$1,600.00
					Subtotal	**$293,447.00**
	Sewer					
43	8" PVC SS	1,805	LF	$65.00	LF	$117,325.00
44	4' MHS	11	EA	$5,000.00	EA	$55,000.00
					Subtotal	**$172,325.00**
			GRAND TOTAL			**$2,949,126.00**



Scale: 1" = 30'

30' 0 30' 60'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be as noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by Kleinfelder are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Engineering Report Proposed America First Credit Union Corporate Office, Warehouse, Parking and Road Relocation 4774 South 1300 West Riverdale, Utah"

   Project No.: 20203155.001A
   Dated: April 14, 2020
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

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

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan, where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

Detention Basin Note:

Contractor to certify retention/detention basin size after construction.

REV	DATE	DESCRIPTION
3	24 JUL 2022	Addendum #3
2	18 MAY 2022	Addendum #2
1	19 APR 2022	Addendum #1

Designed by: JT / NN
Drafted by: DM / NC
Client Name:
AFTCU
19-074 GR

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

Grading Plan

AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

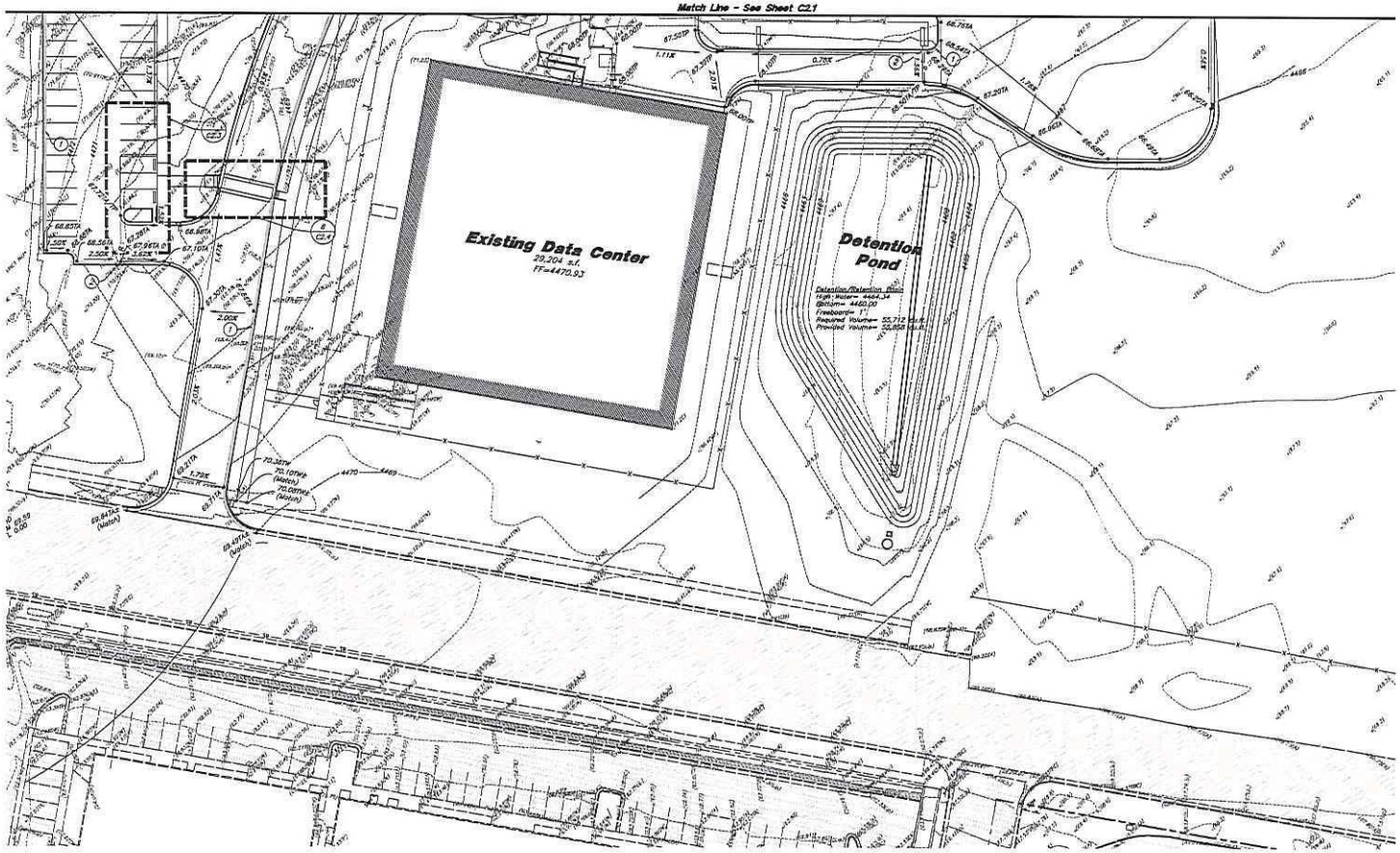


19 May, 2022

SHEET NO.
C2.1

Scale: 1" = 30'

30' 0 30' 60'



Match Line - See Sheet C2.1

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be as noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench wall.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by Kleinfelder are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Engineering Report Proposed America First Credit Union Corporate Office, Warehouse, Parking and Road Relocation 4774 South 1300 West Riverdale, Utah"

    Project No.: 20203150.001A
    Dated: April 14, 2020

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

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

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION
1	18 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	24 Jun, 2022	Addendum #2

Designed by: JT / NN
Drafted by: SM / NC
Client Name:
AFCU
19-074 GR

ANDERSON WAHLEN & ASSOCIATES
3910 South Richard Road, Salt Lake City, Utah 84115
(801) 521-8529 - awaengineering.net

Grading Plan

AFCU - OPS Building

4624 South 1300 West
Riverdale, Utah

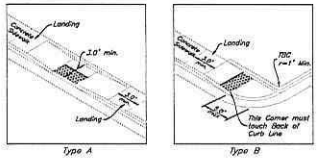


19 May, 2022

SHEET NO.
C2.2

Notes:

1. Provide truncated domes per ICC/ANSI A117.1 (Latest Edition) ADA Requirements (Minimum of 2" deep by the width of ramp). Truncated domes shall be Armor-Tile or ADA Solutions or equivalent cast in place detectible warning tiles. Color shall be approved by owner.
2. Truncated domes are to be the full width of sidewalk or ramp.
3. All landings must have 1:50 cross slope & running slope. Landing must be as wide as the ramp.



5 Depressed Curb Ramp

Not to Scale

Accessible Van Stall Alternate Sign

This sign shall be used for all Accessible Stalls identified as "VAN" on Site Plan. 1'-6" x 1'-0" x 0.080 Aluminum Accessible Van Stall Parking sign. Sign to read "RESERVED PARKING" and "VAN ACCESSIBLE" with Identification Symbol. See Detail A

RESERVED PARKING
VAN ACCESSIBLE

1'-0" x 1'-6" x 0.080 Aluminum Accessible Parking sign. Sign to read "RESERVED PARKING" with 2" Min. Character Height and Identification Symbol. See detail "A"

Applicable enforcement code shall be identified on accessible signage

2" ø Galvanized Steel Pipe Extended into concrete filled pipe 2'-0" Provided Welded Watertight Post Cap. Paint to match stone.

1'-8"

5'-0" min. (In Landscape Area)
7'-0" min. (In Pedestrian Use Area)

Sign
Post
1-11/32"x31/32" Thrd x 5/16"ø Though Bolt with 5/16" Self Locking Nut.
Detail A

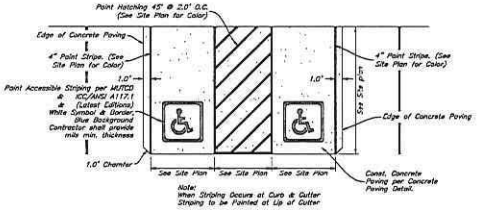
Sign Mounting

See Detail D
Landscape
Sidewalk
2"
4" min.
2½"ø Galvanized Steel Pipe Set in Concrete Base
#6 x 14" Long bars each way through pipe
12"ø Concrete Base
24" (min.)
Post
1-11/32"x31/32" Thrd x 5/16"ø Bolt with 5/16" Self Locking Nut.
Detail B
2"
12" Dia.

Anchor Assembly

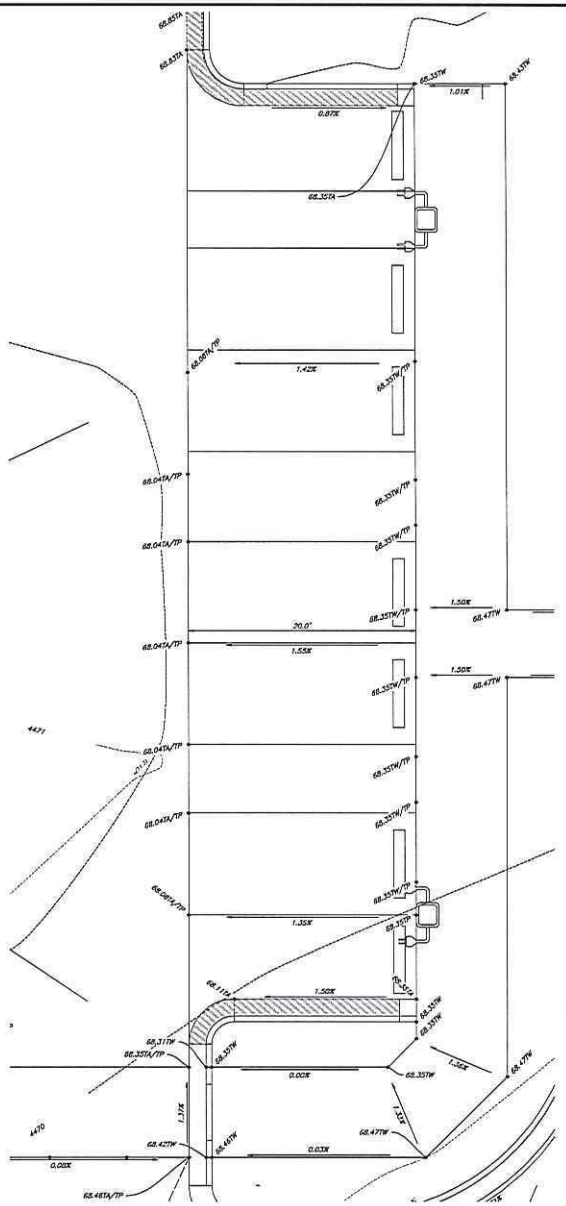
4 Landscape Area Accessible Parking Sign

Not to Scale



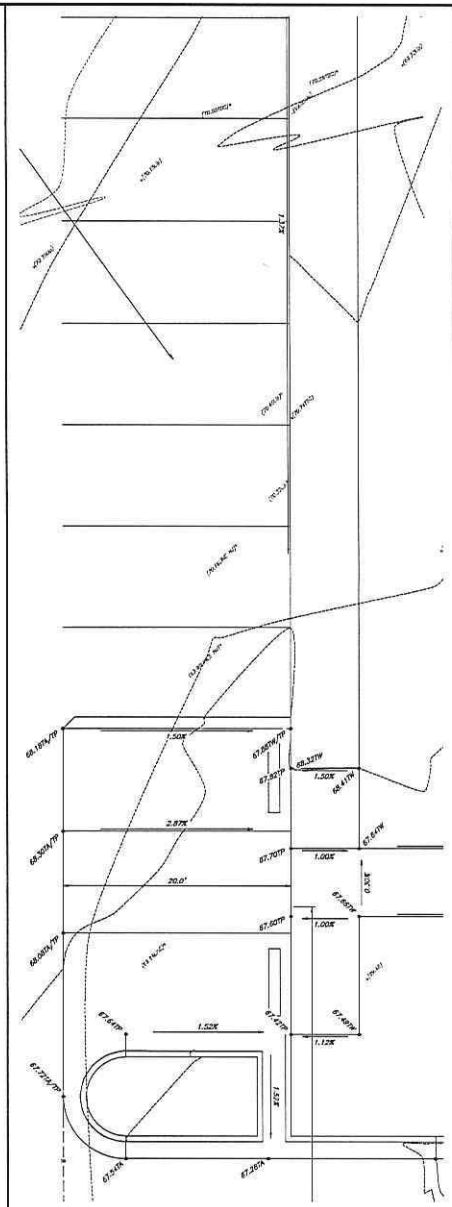
3 Accessible Striping Detail

Not to Scale



2 Curb Ramp Detail

Scale: 1" = 5'



1 Curb Ramp Detail

Scale: 1" = 5'

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

Public Curb Ramp Construction Notes

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

Private Curb Ramp Construction Notes

1. Slopes provided are per Anderson Wahlen & Associates design standards. Slopes shown are below ADA and ICC maximum requirements, unless noted otherwise in project plans.
2. The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of Accessible and Usable Buildings and Facilities (ICC/ANSI A117.1-Latest Edition) and/or FHAA.
3. Counter slopes of adjoining gutters & paving adjacent to the curb ramp shall not be steeper than 4.50%.
4. Accessible ramp flares shall be poured seperately from ramp to ensure proper slopes.
5. Contractor to transition curb or sidewalk height from 6" to 0" reveal. Curb or sidewalk height to match ramp throughout transition.

NO.	DATE	DESCRIPTION
3	24 JUL 2022	Addendum #2
2	18 MAY 2022	Addendum #1
1	19 MAY 2022	Plan Review

Designed by: JT / NH
Drafted by: SM / NC
Client Name:
AFCU
19-024 GR

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

Grading Details & Notes

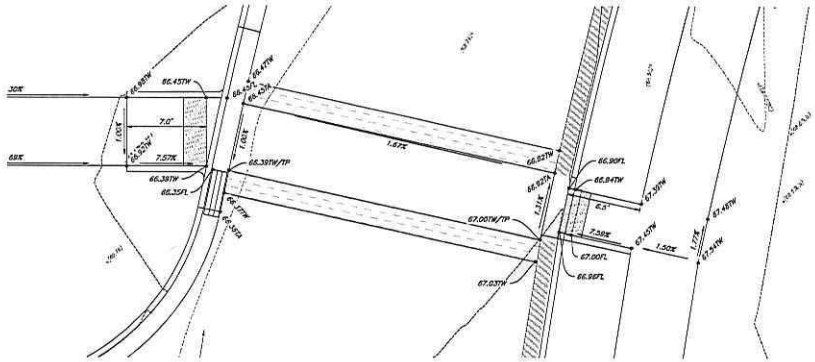
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah

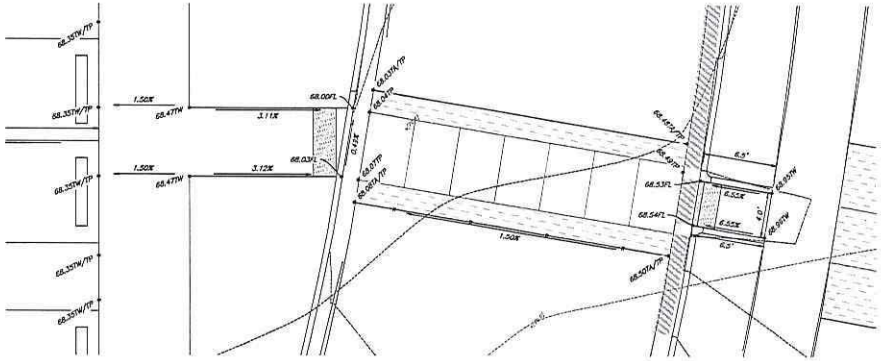


19 May, 2022

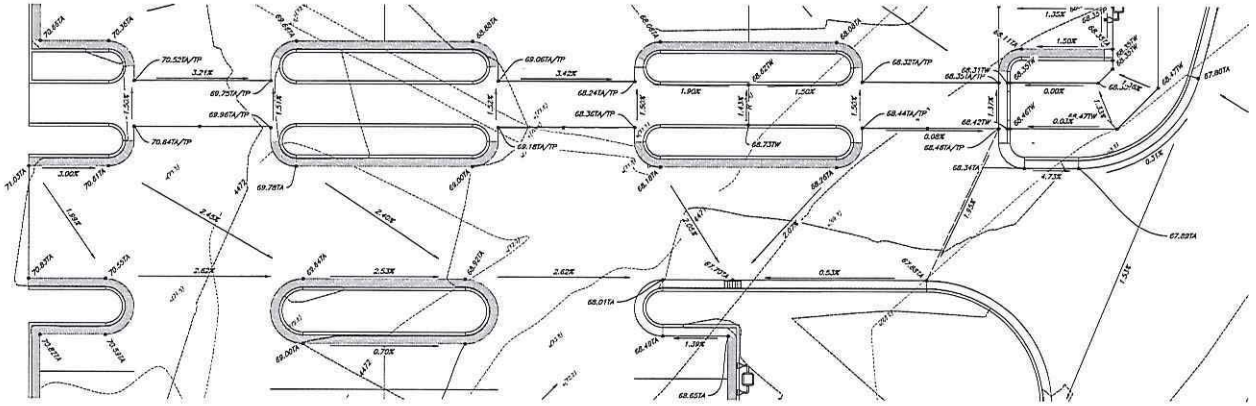
SHEET NO.
C2.3



8 **West Pedestrian Crossing**
Scale: 1" = 5'



7 **East Pedestrian Crossing**
Scale: 1" = 5'



6 **ADA Path Detail**
Scale: 1" = 5'

NO.	DATE	DESCRIPTION
3	21 Jun, 2022	Addendum #2
2	16 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / NH
Drafted by: SM / NE
Client Name:
AFCU
19-024 GR

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

Grading Details & Notes

AFCU - OPS Building

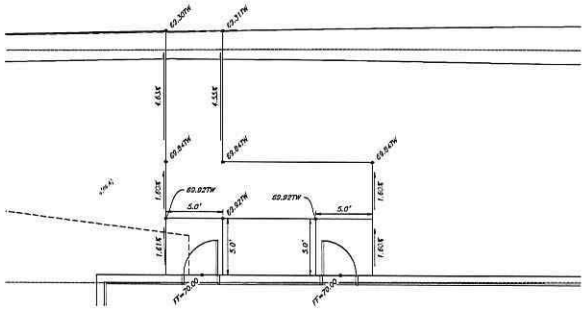
4624 South 1500 West
Riverdale, Utah

LICENSED ARCHITECT
NO. 7884035
6/21/22
Earl LaVar Tate II
STATE OF UTAH

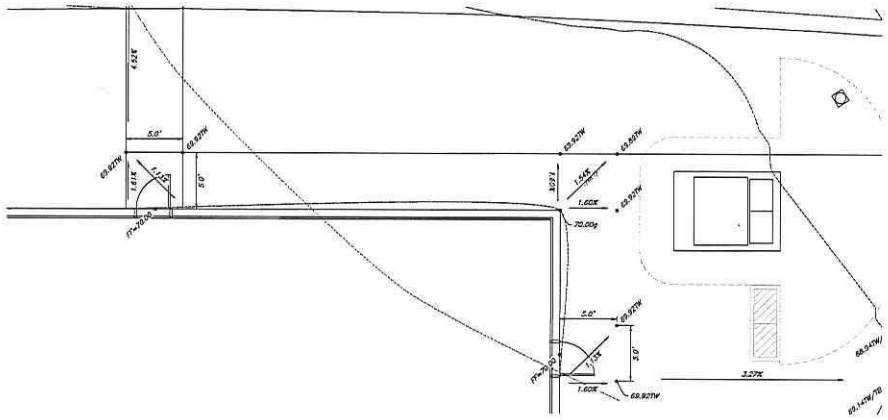
19 May, 2022

SHEET NO.
C2.4

11 **Not Used**
Scale: 1" = 5'



10 **Northwest Building Access**
Scale: 1" = 5'



9 **North Building Corner Building Access**
Scale: 1" = 5'

No.	Date	Description
3	24 JUL 2022	Addendum #3
2	18 May, 2022	Addendum #2
1	19 May, 2022	Plan Review

Designed by: JT / NH
Drafted by: SH / NC
Client Name:
AFCU
19-024 GP

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

Grading Details & Notes

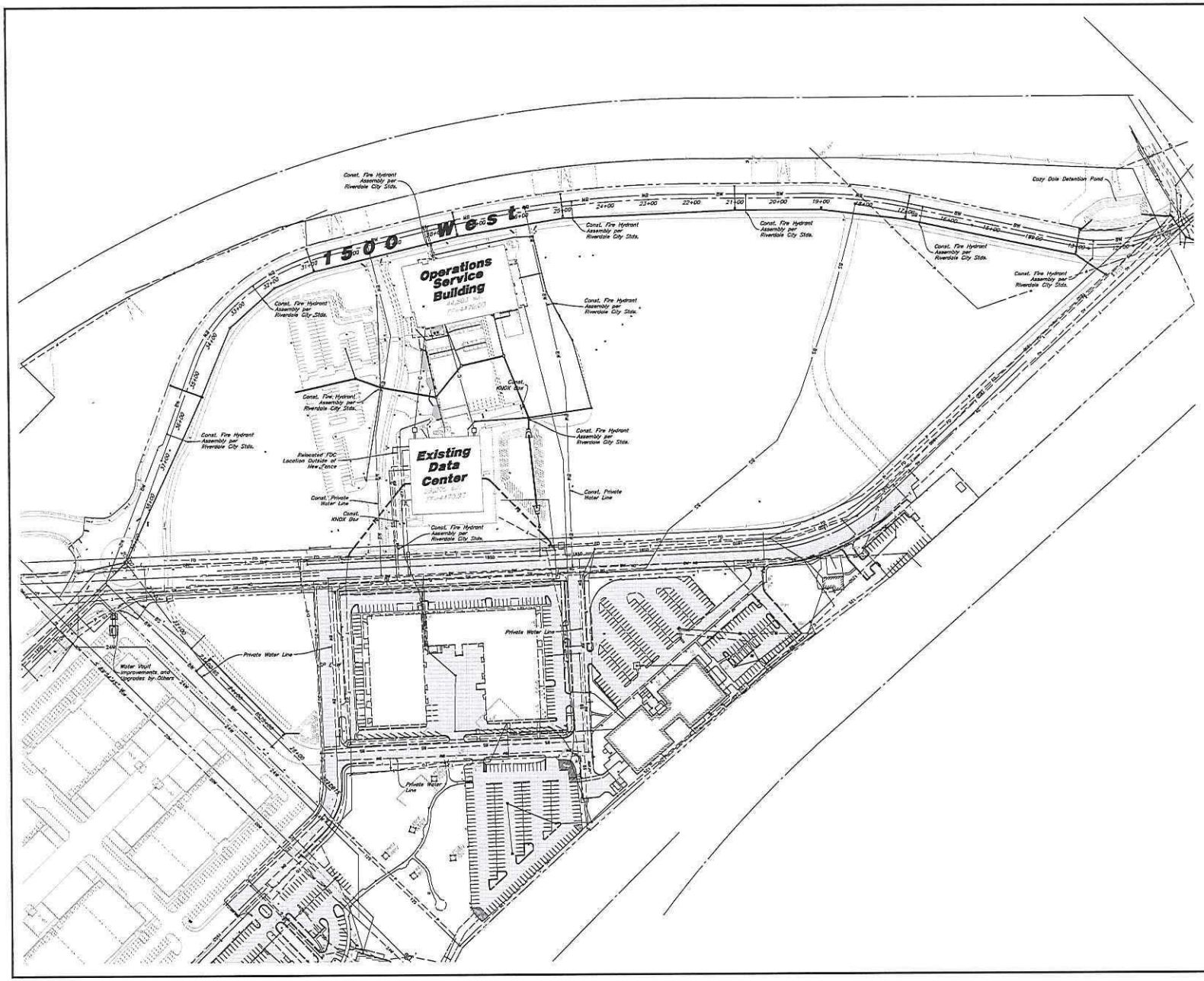
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah



19 May, 2022

SHEET NO.
C2.5



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

REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	24 Jun, 2022	Addendum #2

Designed by: JT / NH
Drafted by: SU / NE
Client Name: AFCU
19-024 UT

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

Overall Utility Plan

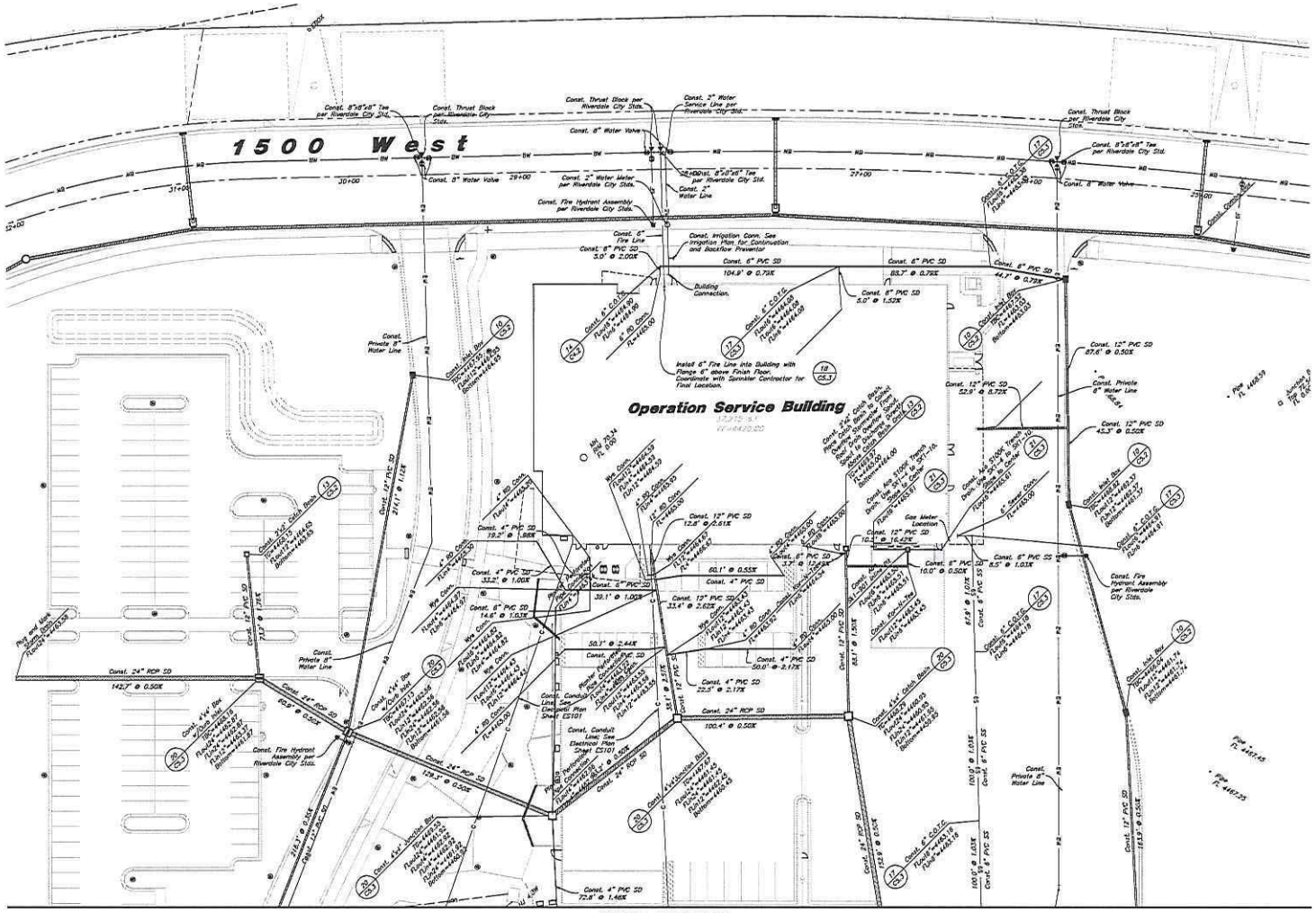
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

NO. 7884305
6/21/22
Earl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C3.0



Scale: 1" = 30'

30' 0 30' 60'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, DR-18 Minimum

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

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

Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Detention Basin Note:
Contractor to certify retention/detention basin size after construction.

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

NO.	DATE	DESCRIPTION
3	24 JUL 2022	Addendum #2
2	18 MAY 2022	Addendum #1
1	19 MAY 2022	Plan Review

Designed by: JT / NH
Drafted by: SM / NC
Client Name:
AFCU
19-024 UT

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

Utility Plan

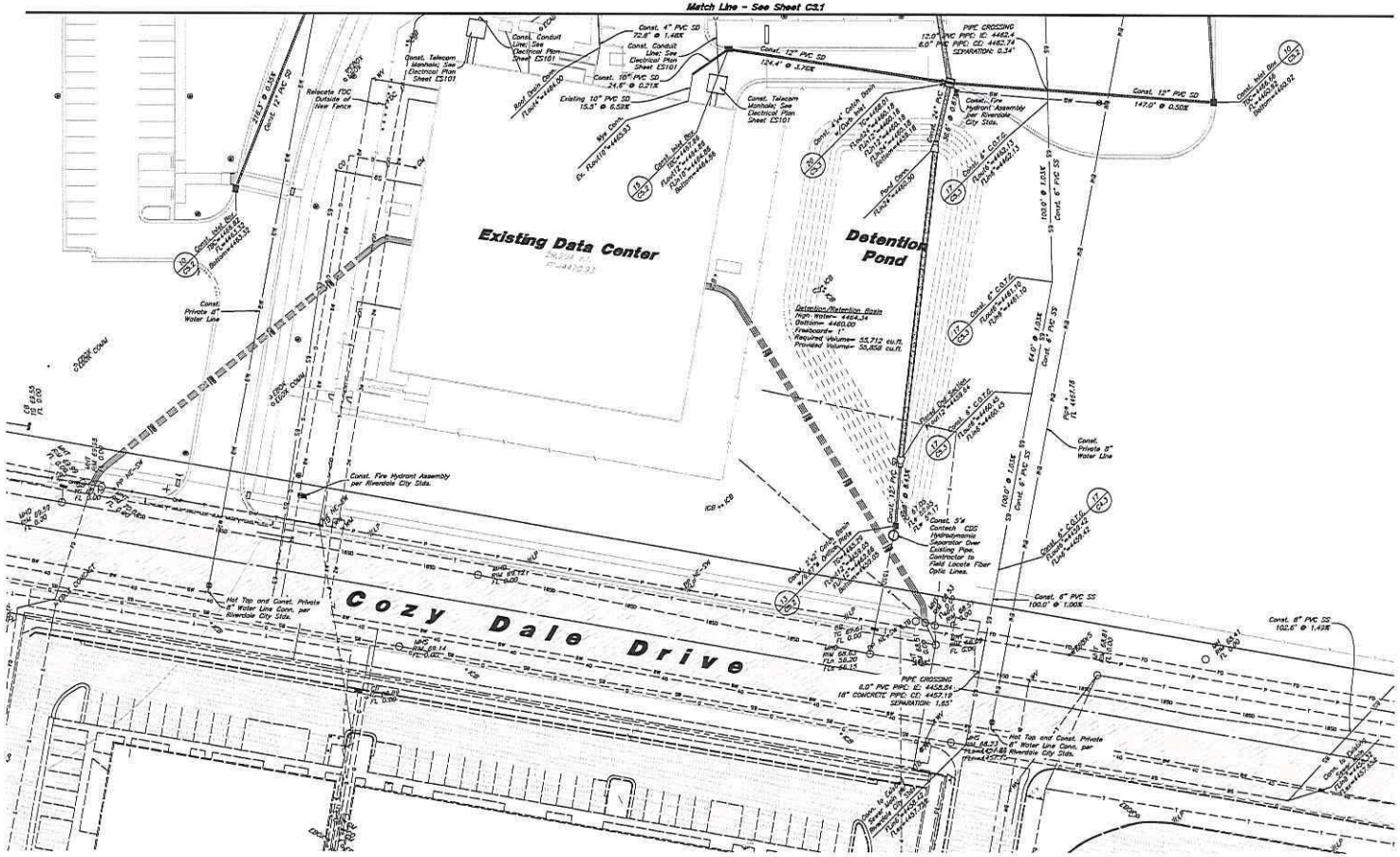
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7594805
6/1/22
Earl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C3.1



Scale: 1" = 30'

30' 0 30' 60'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PC) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3406, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, DR-18 Minimum

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

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

Storm Drain & Sanitary Sewer Note:

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

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

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

Rev	Date	Description
3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / NN
Drafted by: SM / NC
Client Name: AFCU
19-024 UT

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

Utility Plan

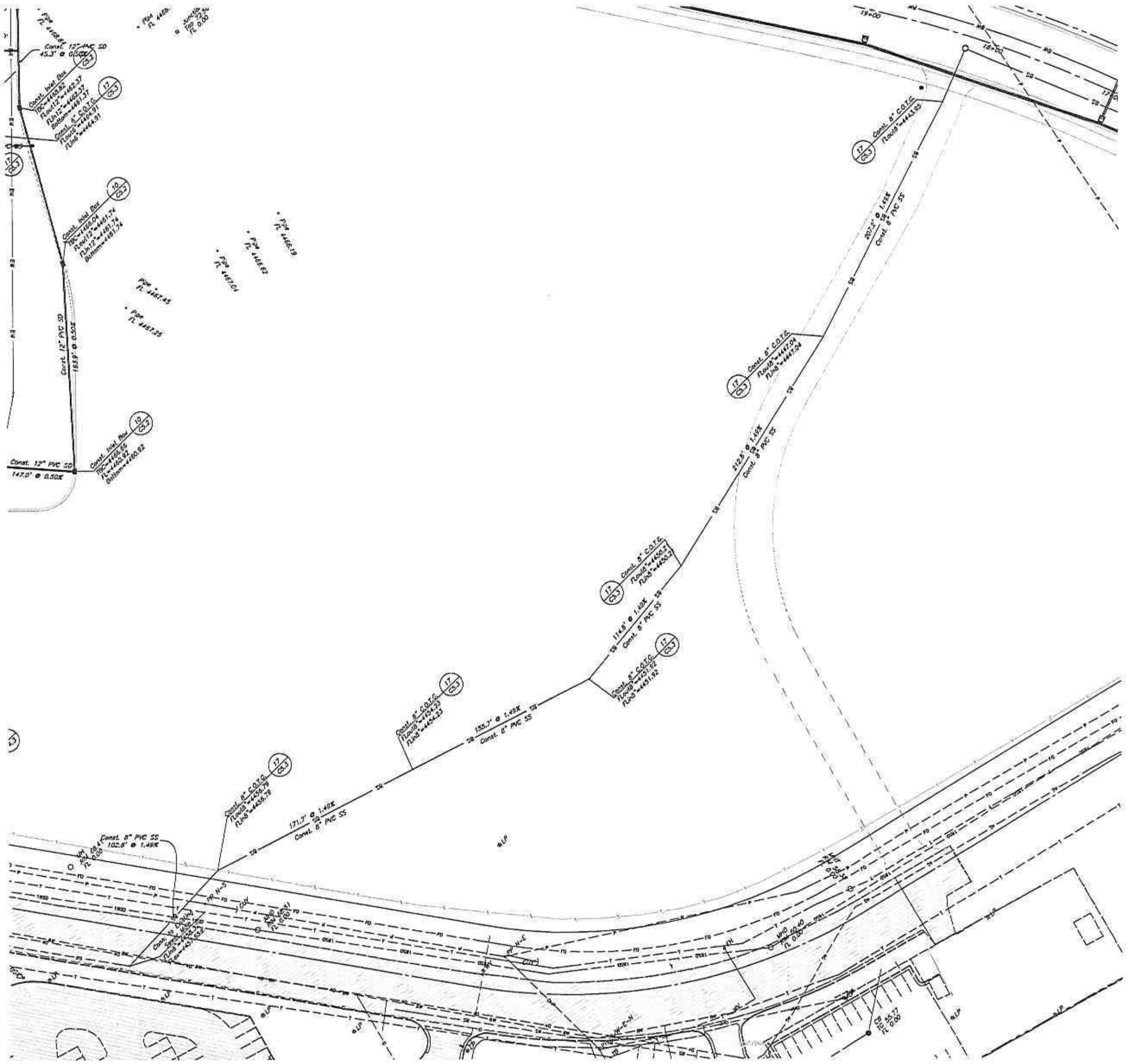
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah

NO. 7894805
6/21/22
Carl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C3.2



Scale: 1" = 40'

20' 0 40' 80'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, DR-18 Minimum

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller — Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger — Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

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

Storm Drain & Sanitary Sewer Note:

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

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

REV	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / NN
Drafted by: SM / NC
Client Name: AFFCU
19-024 UT

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

Utility Plan

AFCU - OPS Building

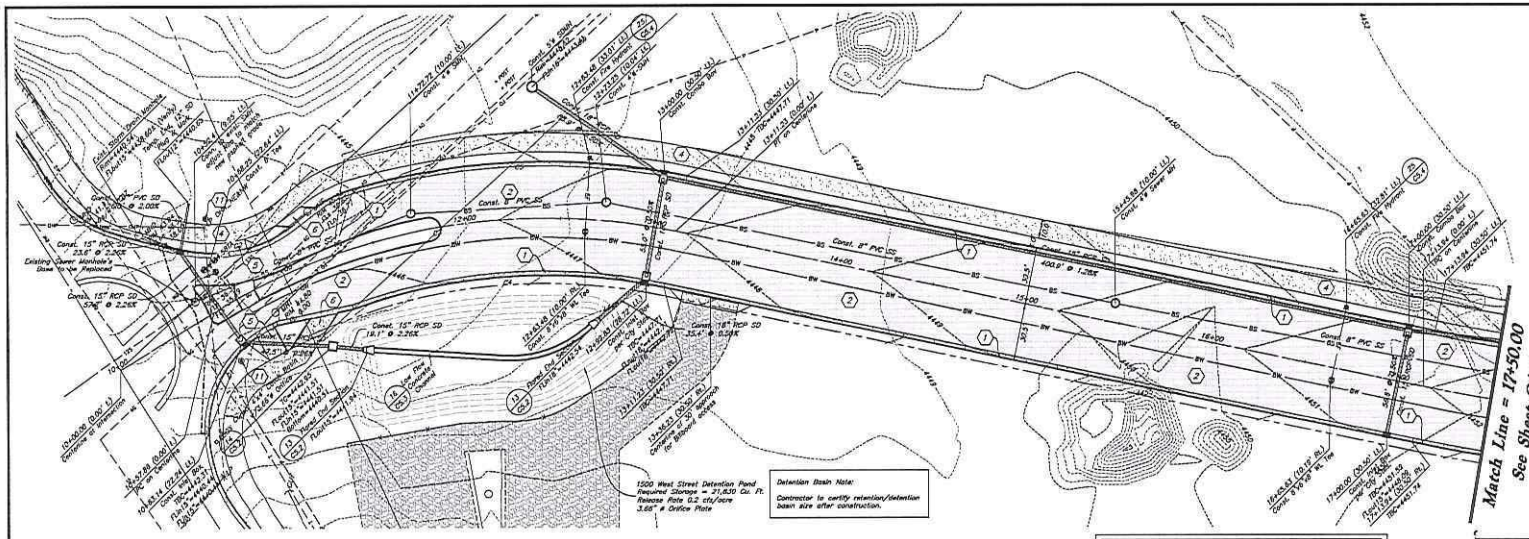
4624 South 1500 West
Riverdale, Utah

NO. 7684930
6/21/22
Earl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.

C3.3



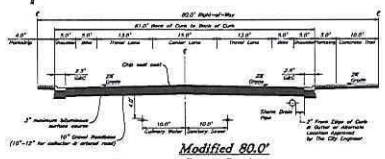
1500 West Street

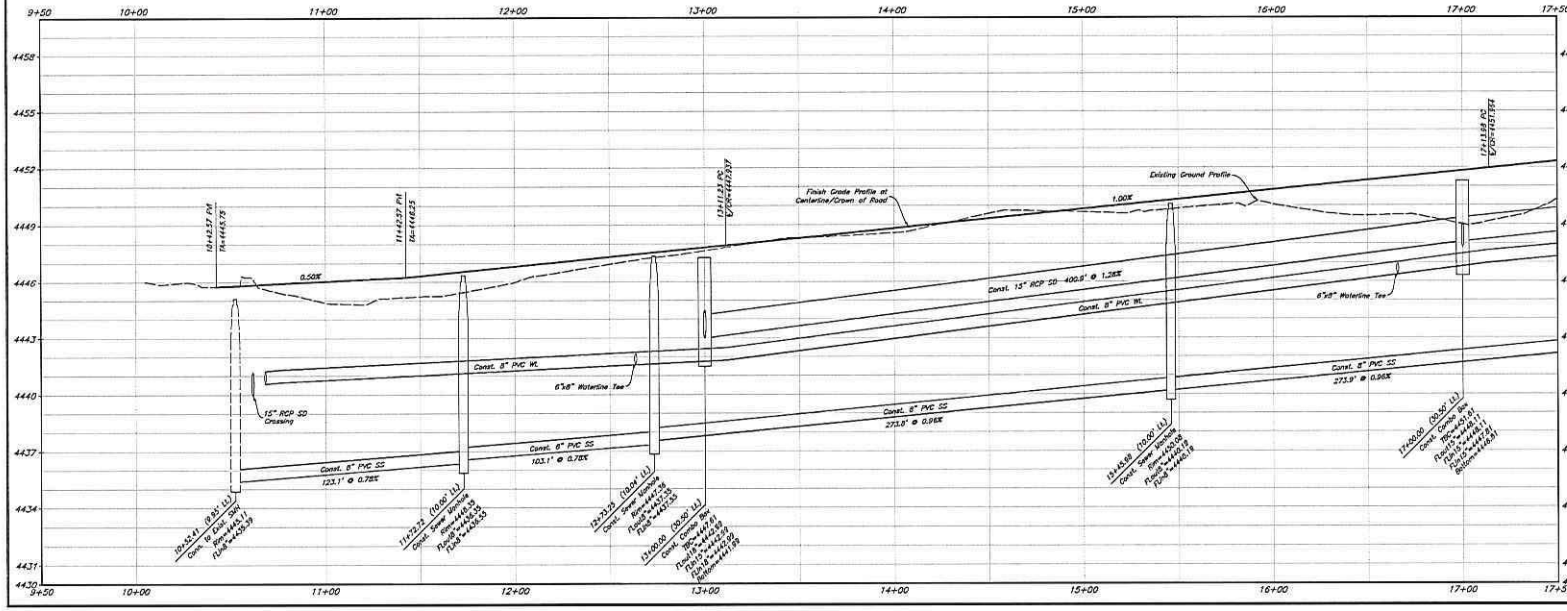
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

Plan & Profile Construction Notes

1. Const. 30" Curb & Gutter per City Stds.
2. Const. Asphalt Paving
3. Const. Concrete Paving per City Stds.
4. Const. Concrete Sidewalk per City Stds.
5. Const. Accessible Ramps per City Stds.
6. Const. Bike Entrance and Exist
7. Const. 6" Curb Island
8. Const. Street Coordinate Sign per City Stds.
9. Const. 30" Stop Sign per City MUTCD R1-1
10. Const. 25 mph Speed limit Sign per MUTCD R2-1
11. Const. Street Light per City Stds.
12. Const. Survey Street Monument per City Stds.
13. Const. Billboard Access Area Entrance
14. Const. Billboard Access Area, See Site Plans

Curve Table					
Curve #	Delta	Radius	Length	Chord	Chord Length
C1	066°17'49"	60.00'	69.43'	N13°24'43"W	65.62'
C2	048°23'00"	70.00'	59.10'	S33°58'13"W	57.44'
C3	043°23'58"	334.59'	253.37'	N35°08'02"E	247.38'
C4	031°19'43"	304.00'	166.23'	N41°10'08"E	164.17'
C5	027°37'43"	385.00'	178.13'	N42°31'10"E	176.37'





Storm Drain & Sanitary Sewer Note:
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Notes:
1. Minimum difference in elevation between curb on opposite sides of street shall not exceed 1'-0"
2. Pavement thickness shall be considered as minimum and may be increased by the Engineer when the subgrade c.b.r. is less than 10 or when a greater depth is necessary to provide sufficient stability.
3. All roadbase shall meet UDOT standards and specifications. Recycled concrete will NOT be permitted to use as a roadbase substitute
4. Minor and major arterial streets shall be constructed with a 10" untreated base course and 3" bituminous surface course or as required.
5. Minimum storm water pipe size is 15" diameter
6. Minimum water line size is 8" diameter
7. Minimum sanitary sewer line size is 8" diameter
8. Chip Seal Coat materials shall not be placed in a cul-de-sac. Substitute with Polymer Seal Coat materials (High density minerals bond, Modified, Onyx, HA5, Micro-surfacing, Slurry seals & others as approved)

See Geotechnical Report for required onsite testing and observation from CMT

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

REV	DATE	DESCRIPTION
1	14 Jan. 2022	Addendum #1
2	18 May. 2022	Addendum #2
3	19 May. 2022	Plan Review

Designed by: JT / NH
Drafted by: SM / NC
Client Name: AFCU
19-074 PP-NewConstDale

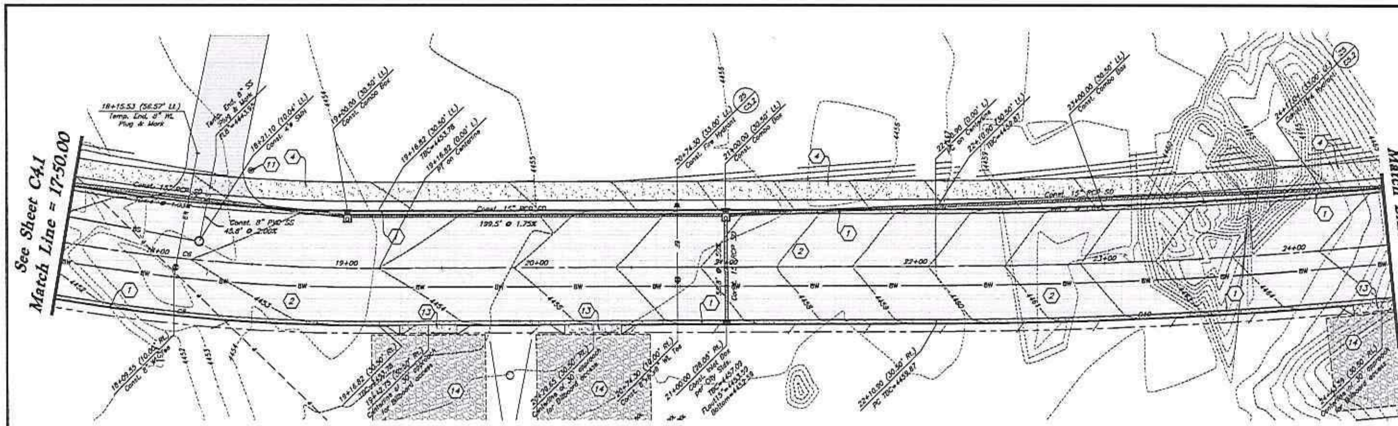
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - Anderson-Wahlen.com

Improvement Plan Cozy Dale Drive
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
No. 7804833
6/21/22
Earl LaVar Tate II
STATE OF UTAH

19 May, 2022

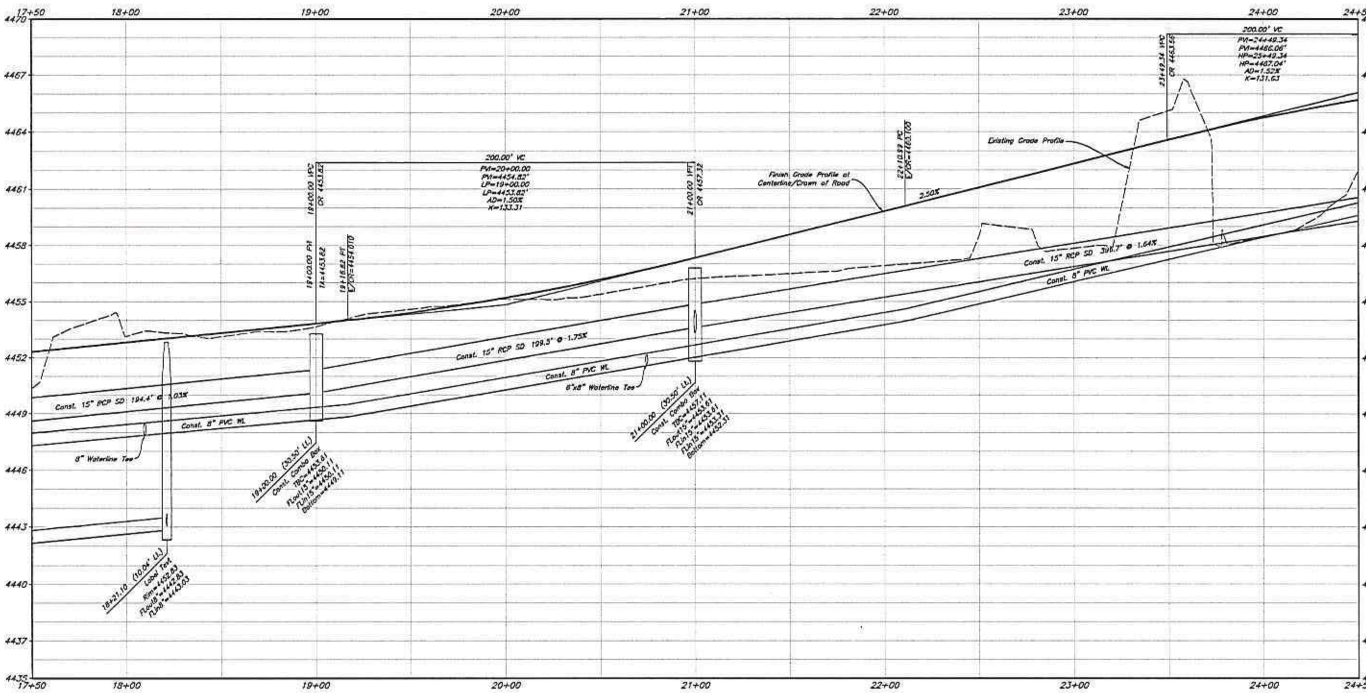
SHEET NO.
C4.1



1500 West Street

Storm Drain & Sanitary Sewer Note:

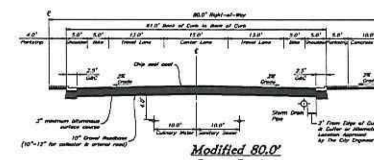
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure



Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

Plan & Profile Construction Notes

1. Const. 30" Curb & Gutter per City Stds.
2. Const. Asphalt Paving
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5. Const. Accessible Ramps per City Stds.
6. Const. Bike Entrance and Exist
7. Const. 6" Curb Island
8. Const. Street Coordinate Sign per City Stds.
9. Const. 30" Stop Sign per City MUTCD R1-1
10. Const. 25 mph Speed limit Sign per MUTCD R2-1
11. Const. Street Light per City Stds.
12. Const. Survey Street Monument per City Stds.
13. Const. Billboard Access Area Entrance
14. Const. Billboard Access Area, See Site Plans



Modified 80.0' Street Section

Curve Table					
Curve #	Delta	Radius	Length	Chord	Chord Length
C6	012°02'23"	965.50'	202.89'	S50°48'50"W	202.51'
C7	012°02'23"	935.00'	196.47'	S50°48'50"W	196.11'
C8	012°02'23"	996.00'	209.29'	S50°48'50"W	208.91'
C9	013°23'10"	2605.50'	608.72'	S38°06'04"W	607.34'
C10	004°47'11"	2638.00'	220.21'	S42°24'03"W	220.15'
C11	007°26'32"	2575.00'	334.46'	S41°04'23"W	334.23'

Notes:

1. Maximum difference in elevation between curb on opposite sides of street shall not exceed 1'-0"
2. Pavement thickness shall be considered as minimum and may be increased by the Engineer when the subgrade c.b.r. is less than 10 or when a greater depth is necessary to provide sufficient stability.
3. All roadbase shall meet UDOT standards and specifications. Recycled concrete will NOT be permitted to use as a roadbase substitute
4. Minor and major arterial streets shall be constructed with a 10" untreated base course and 3" bituminous surface course or as required.
5. Minimum storm water pipe size is 15" diameter
6. Minimum water line size is 8" diameter
7. Minimum sanitary sewer line size is 8" diameter
8. Chip Seal Coat materials shall not be placed in a cul-de-sac. Substitute with Polymer Seal Coat materials (High density minerals bond, Mastics, Onyx, HAS, Micro-surfacing, Slurry seals & others as approved)

See Geotechnical Report for required onsite testing and observation from CMT

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

REV	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Revise

Designed by: JT / NN
Drafted by: SM / NE
Client Name: AFTCU
19-024 PP-NewCozyDale

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

Improvement Plan Cozy Dale Drive

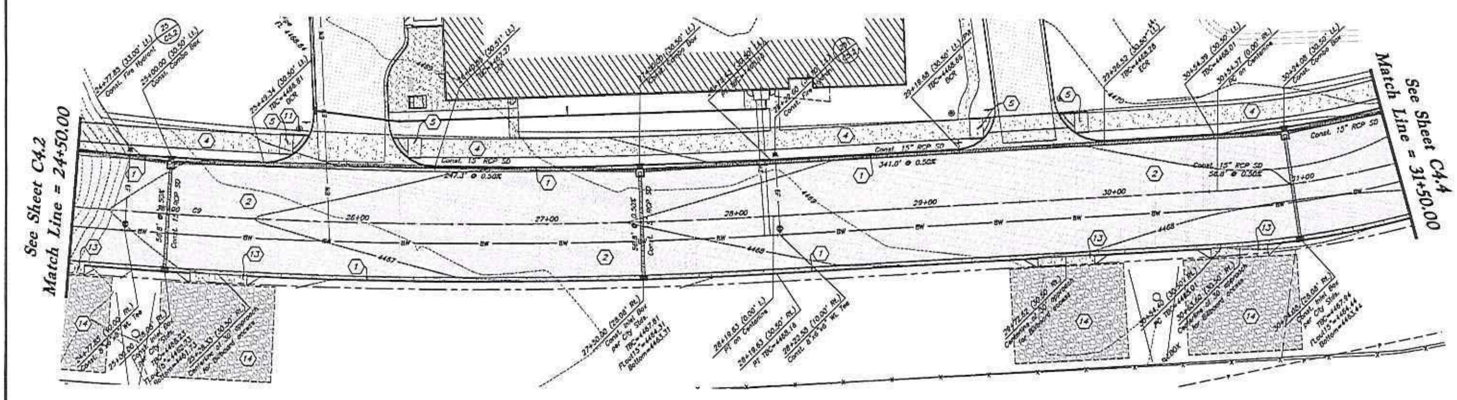
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

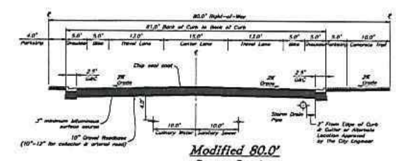
Licensed Professional Engineer No. 7884935 6/21/22 Earl LaVar Tate II State of Utah

19 May, 2022

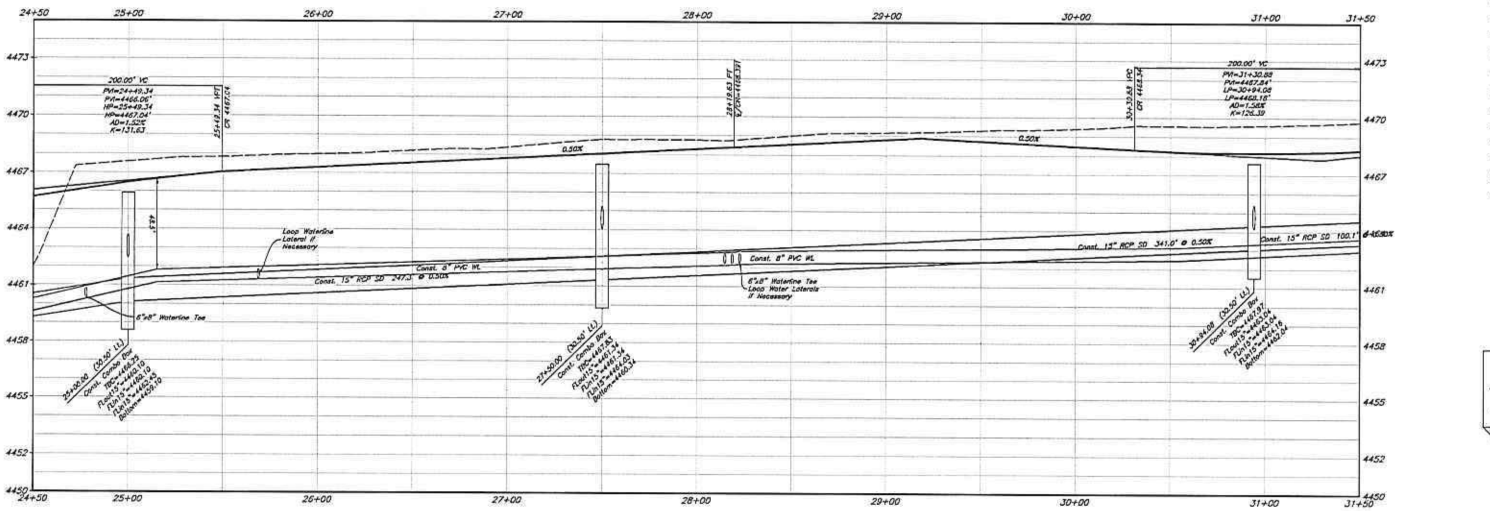
SHEET NO.
C4.2



1500 West Street



Modified 80.0' Street Section



Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

30' 0 30' 60'

Plan & Profile Construction Notes

1. Const. 30" Curb & Gutter per City Stds.
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12. Const. Survey Street Monument per City Stds.
13. Const. Billboard Access Area Entrance
14. Const. Billboard Access Area, See Site Plans

Notes:

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6. Minimum water line size is 8" diameter

7. Minimum sanitary sewer line size is 8" diameter

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See Geotechnical Report for required onsite testing and observation from CMT

Storm Drain & Sanitary Sewer Note:

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

REV	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / NN
Drafted by: SM / NC
Client Name: AFCU
19-024 PP-NewCozyDale

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

Improvement Plan Cozy Dale Drive

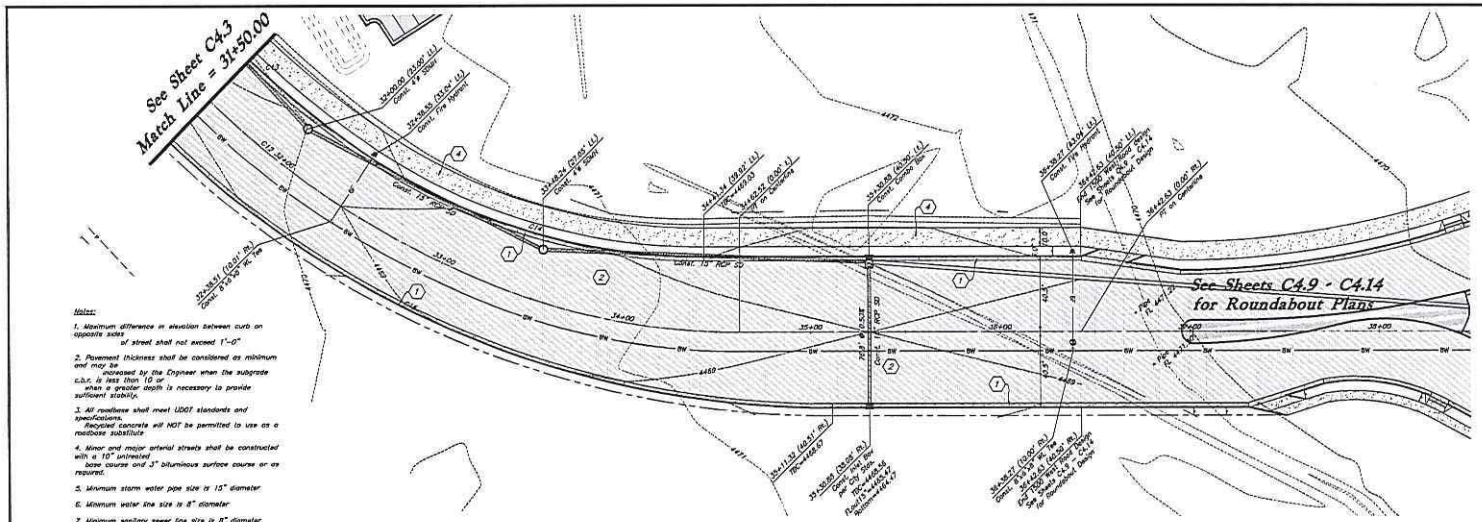
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

Licensed Professional Engineer
NO. 7884906
6/21/22
Earl LaVar Tate II
State of Utah

19 May, 2022

SHEET NO.
C4.3



Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 3'

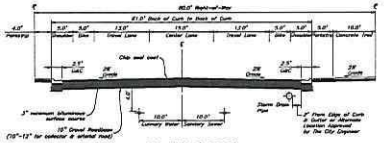
30' 0 30' 60'

Notes:

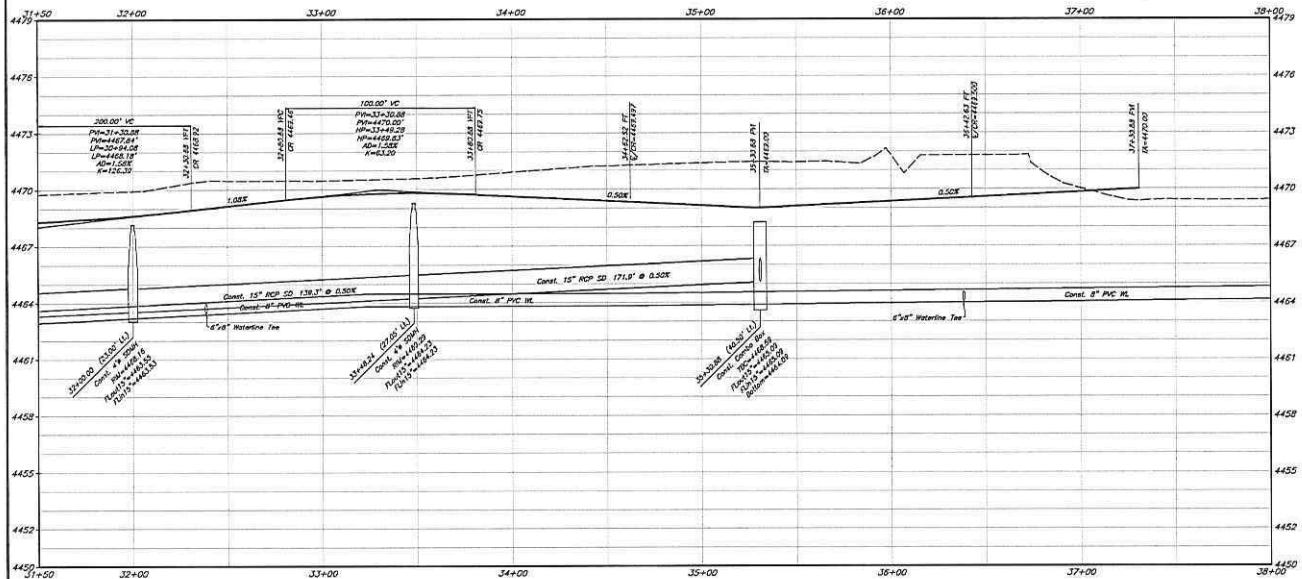
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Plan & Profile Construction Notes

1. Const. 30" Curb & Gutter per City Stds.
2. Const. Asphalt Paving (2" / 3")
3. Const. Concrete Paving per City Stds. (6" / 8")
4. Const. Concrete Sidewalk per City Stds. (4" / 6")
5. Const. Accessible Ramps per City Stds.
6. Const. Bike Entrance and Exist
7. Const. 6" Curb Island
8. Const. Street Coordinate Sign per City Stds.
9. Const. 30" Stop Sign per City MUTCD R1-1
10. Const. 25 mph Speed limit Sign per MUTCD R2-1
11. Const. Street Light per City Stds.
12. Const. Survey Street Monument per City Stds.
13. Const. Billboard Access Area Entrance
14. Const. Billboard Access Area, See Site Plans



Modified 80.0' Street Section



Curve Table					
Curve #	Delta	Radius	Length	Chord	Chord Length
C12	032°45'40"	469.50'	268.45'	S15°01'39"W	264.81'
C13	022°56'21"	439.00'	175.76'	S19°58'18"W	174.59'
C14	053°39'12"	315.00'	181.35'	S08°01'28"E	175.06'
C15	053°05'04"	500.00'	463.25'	S07°01'28"W	446.85'

Storm Drain & Sanitary Sewer Note:

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

See Geotechnical Report for required onsite testing and observation from CMT.

Know what's below. Call 811 before you dig. Blue Stakes of Utah (Utah Underground Contractors, Inc.) www.bluestakes.org 1-800-662-4111

Rev	Date	Description
3	24 Jun, 2022	Addendum #1
2	18 May, 2022	Addendum #1
1	18 May, 2022	Plan Review

Designed by: JT / NH
Drafted by: SU / MC
Client Name: AFCU
19-024 PP-NewCourtDale

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

Improvement Plan 1500 West Street

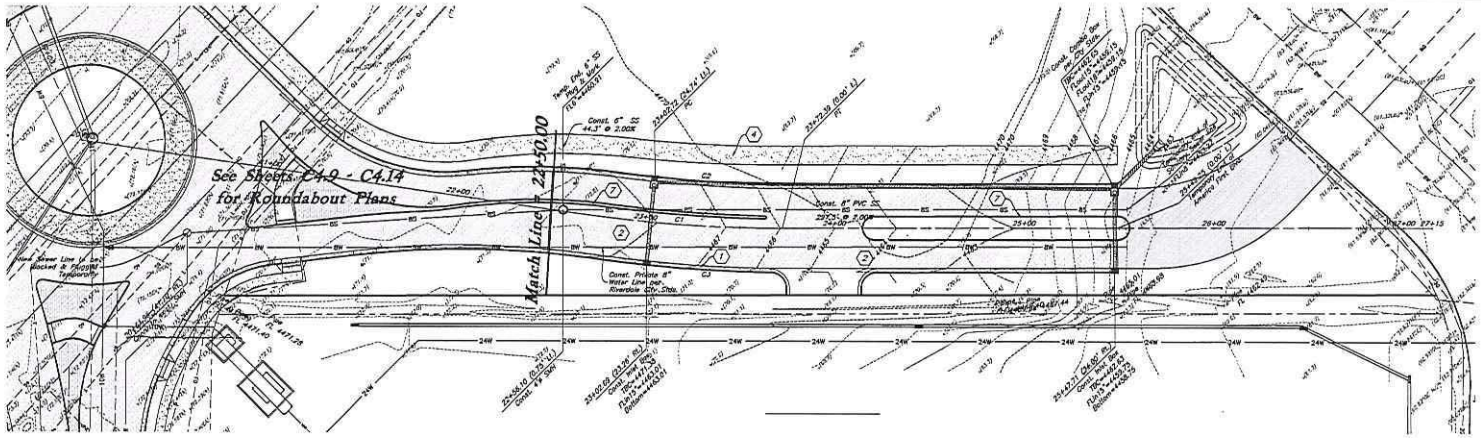
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

Licensed Professional Engineer No. 7584802 6/21/22 Earl LaVar Tate II State of Utah

19 May, 2022

SHEET NO.
C4.4



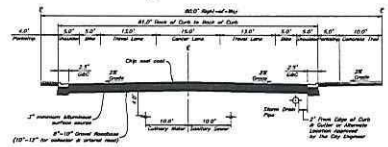
Plan & Profile Construction Notes

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2. Const. Asphalt Paving (5 / C5.1)
3. Const. Concrete Paving per City Stds.
4. Const. Concrete Sidewalk per City Stds.
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6. Const. Bike Entrance and Exist
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14. Const. Billboard Access Area

Storm Drain & Sanitary Sewer Note:

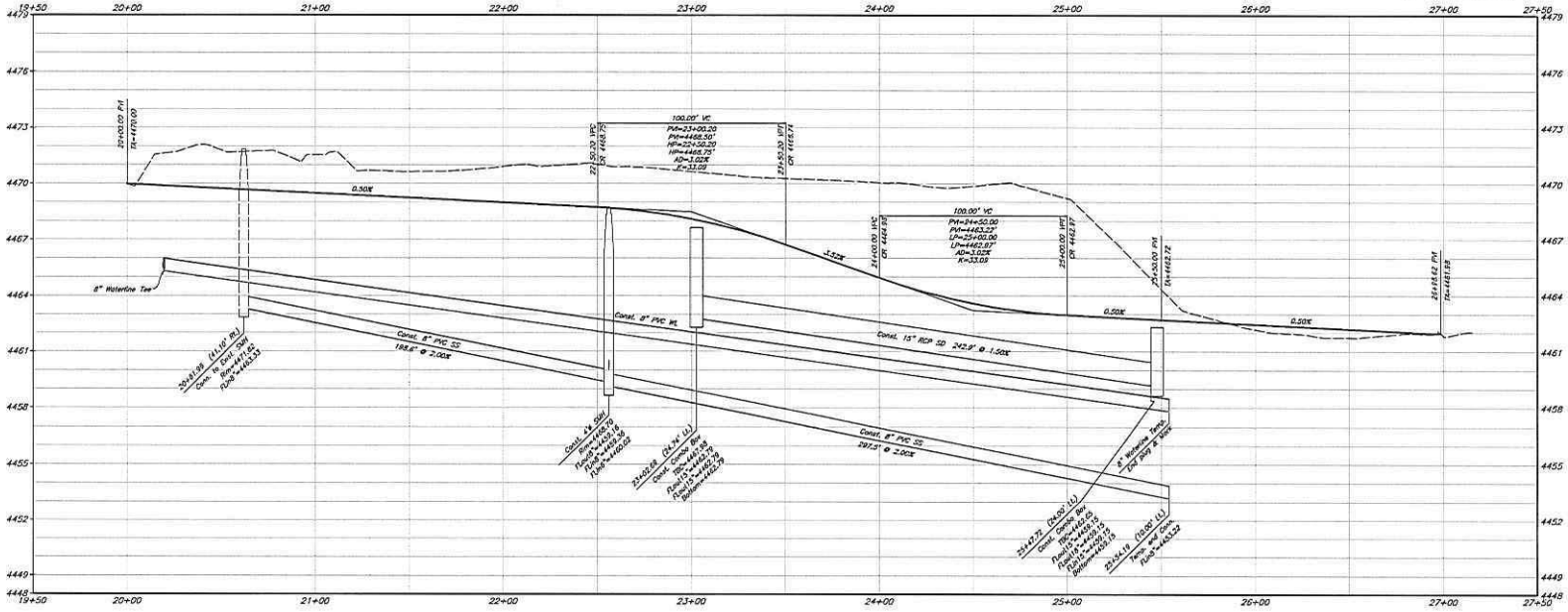
All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

America First Boulevard



Curve Table

Curve #	Delta	Radius	Length	Chord	Chord Length
C1	008°37'22"	726.00'	109.26'	S85°50'39"E	109.16'
C2	007°45'53"	702.00'	95.13'	S86°16'24"E	95.06'
C3	007°16'20"	750.00'	95.19'	S85°29'42"E	95.13'



See Geotechnical Report for required onsite testing and observation from Cut

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

3	24 Jun, 2022	Addendum #2	
2	18 May, 2022	Addendum #1	
1	19 May, 2022	Plan Review	
REV	DATE	DESCRIPTION	

Designed by: JT / NH
Drafted by: SW / NC
Client Name: AFCU
19-024 PP-afCUBlvd

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

Improvement Plan AFCU Boulevard

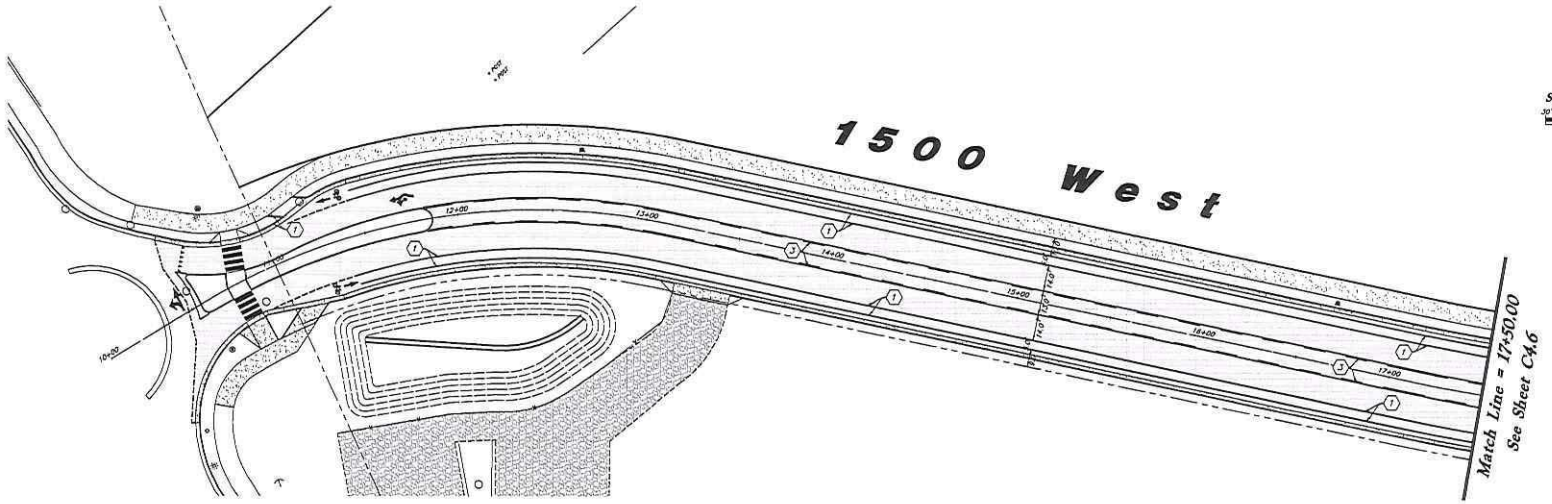
AFCU - OPS Building

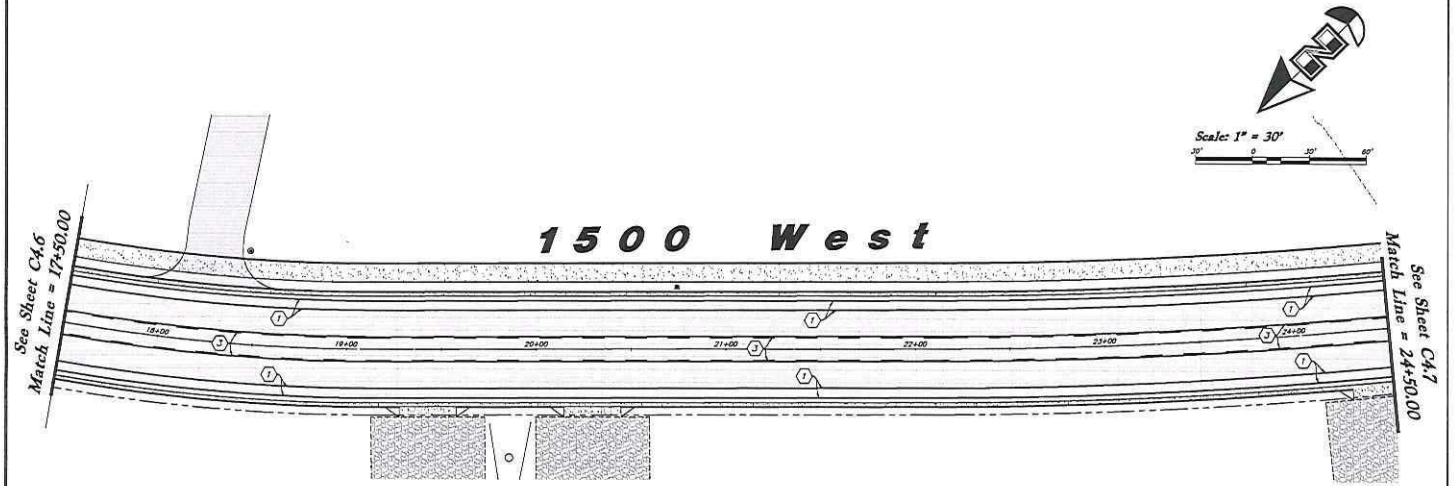
4624 South 1500 West
Riverdale, Utah



19 May, 2022

SHEET NO.
C4.5





Striping Notes

1. Const. Single 4" Solid White Paint Stripe
2. Const. Double 4" Solid Yellow Paint Stripe
3. Const. 4" Solid and Broken Yellow Paint Stripe
4. Const. 4" Dotted White Paint Stripe
5. Const. Directional Arrow per MUTCD
6. Const. White 12" Wide Solid Triangle Yield Markings
7. Const. 8" Solid White Paint Stripe
8. Const. Single 4" Skip White Paint Stripe
9. Const. 12" Dotted White Paint Stripe
10. Const. Crosswalk with 12" Transverse
11. Const. White Bike Lane Markings Per MUTCD
12. Const. 8" White Chevrons per MUTCD
13. Const. 48" Reflective Delineator Flexi-Post

REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	19 May, 2022	Addendum #1
3	24 Jun, 2022	Addendum #2

Designed by: JF / NH
Drafted by: SM / MC
Client Name:
AFCU
19-074 CT

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

Striping Plan

AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7804035
STATE OF UTAH
Ted LaVar Tate II

19 May, 2022

SHEET NO.
C4.6

Striping Notes

1. Const. Single 4" Solid White Paint Stripe
2. Const. Double 4" Solid Yellow Paint Stripe
3. Const. 4" Solid and Broken Yellow Paint Stripe
4. Const. 4" Dotted White Paint Stripe
5. Const. Directional Arrow per MUTCD
6. Const. White 12" Wide Solid Triangle Yield Markings
7. Const. 8" Solid White Paint Stripe
8. Const. Single 4" Skip White Paint Stripe
9. Const. 12" Dotted White Paint Stripe
10. Const. Crosswalk with 12" Transverse
11. Const. White Bike Lane Markings Per MUTCD
12. Const. 8" White Chevrons per MUTCD
13. Const. 48" Reflective Delineator Flexi-Post

REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	14 Jun, 2022	Addendum #1

Designed by: JT / NH
Drafted by: SM / NC
Client Name:
AFCU
19-024 ST

ANDERSON WAHLEN & ASSOCIATES
2010 South Redwood Road, Salt Lake City, Utah 84119
(801) 521-8529 - Fax (801) 521-9669

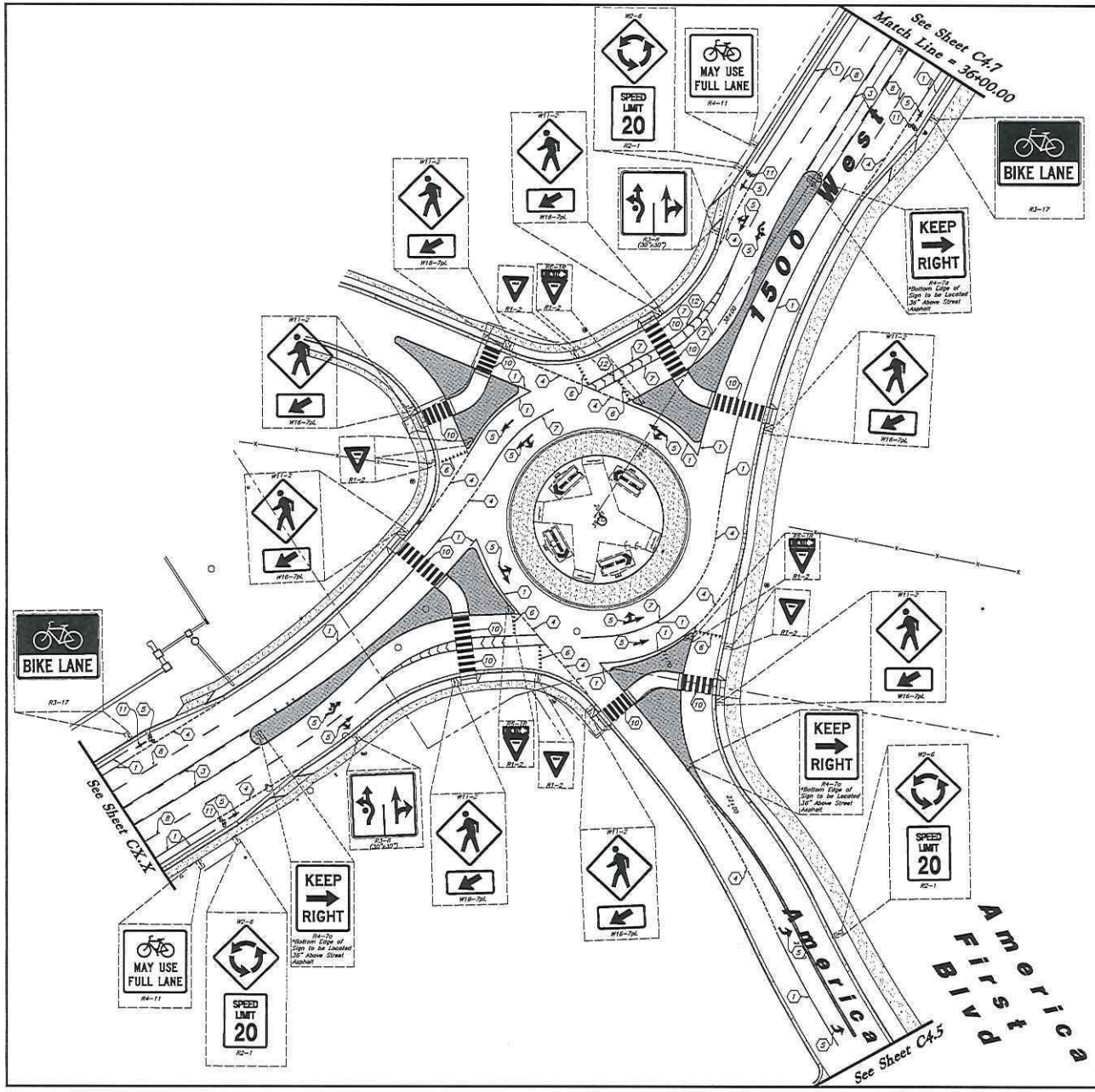
Striping Plan

AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

19 May, 2022

SHEET NO.
C4.7



Scale: 1" = 30'

30' 0 30' 60'

Striping Notes

1. Const. Single 4" Solid White Paint Stripe
2. Const. Double 4" Solid Yellow Paint Stripe
3. Const. 4" Solid and Broken Yellow Paint Stripe
4. Const. 4" Dotted White Paint Stripe
5. Const. Directional Arrow per MUTCD
6. Const. White 12" Wide Solid Triangle Yield Markings
7. Const. 8" Solid White Paint Stripe
8. Const. Single 4" Skip White Paint Stripe
9. Const. 12" Dotted White Paint Stripe
10. Const. Crosswalk with 12" Transverse
11. Const. White Bike Lane Markings Per MUTCD
12. Const. 8" White Chevrons per MUTCD
13. Const. 48" Reflective Delineator Flexi-Post

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

Note:
All signs located within the center landscape island shall be installed such that the bottom edge of sign is 36 inches above adjacent street asphalt.

Street Sign Note:
All street signs need to be high intensity trade reflective signs.

Pavement Marking Note:
Contractor to use 3M Thermoplastics or equivalent for stencils or Riverdale City Stencils for all pavement marking for markings not available in Thermoplastics

3	24 JUN 2022	Addendum #2	
2	18 May, 2022	Addendum #1	
1	19 May, 2022	Plan Review	
REV	DATE	DESCRIPTION	

Designed by: JT / NH
Drafted by: SM / NC
Client Name:
AFCU
19-024 ST

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

Sigmage and Striping Plan

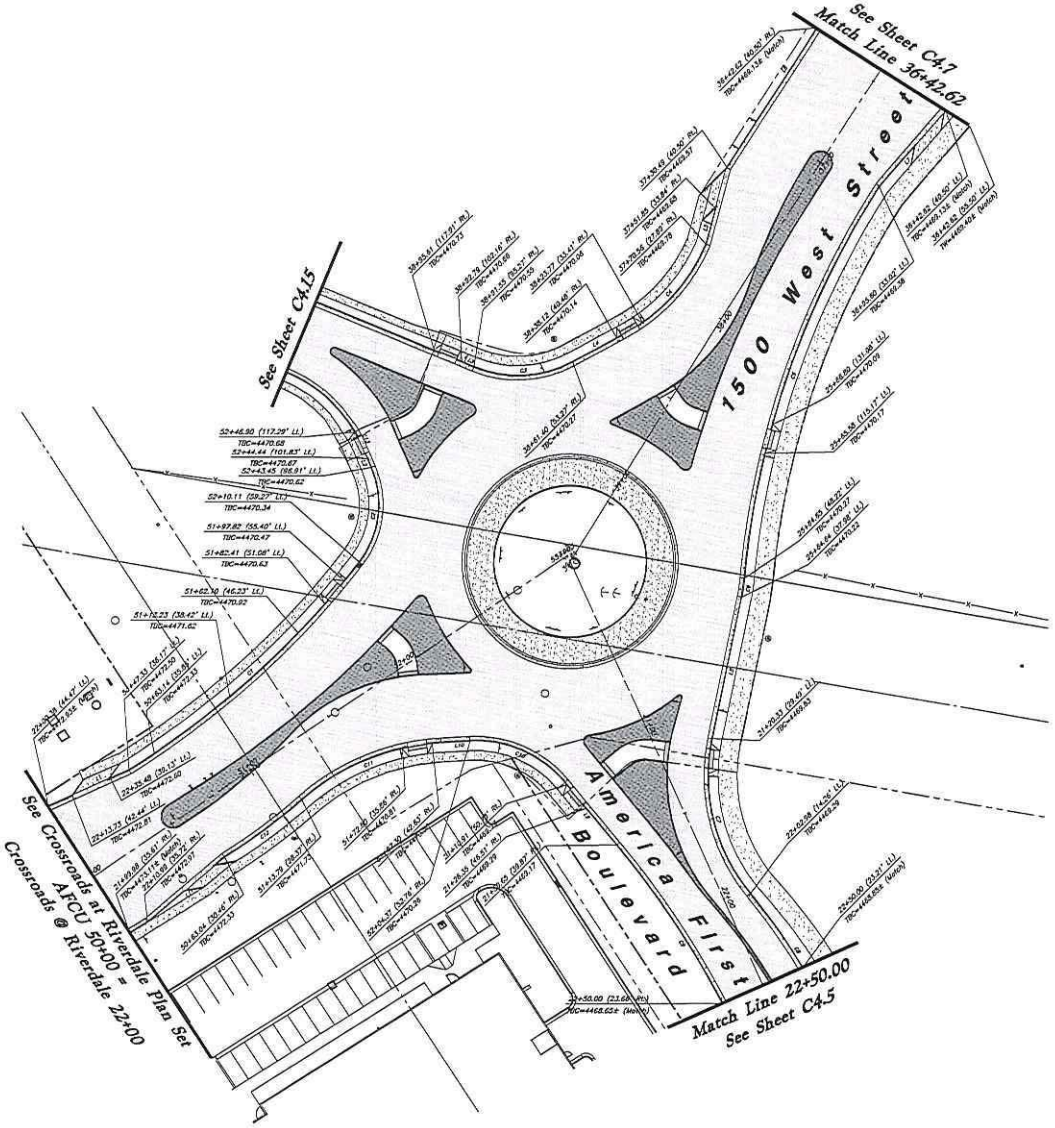
AFCU - OPS Building

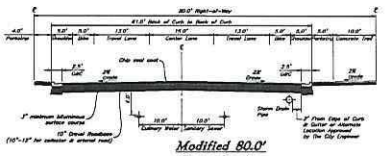
4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7884935
6/21/22
Earl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C4.8





Modified 80.0' Street Section

Scale: 1" = 30'

30' 0 30' 60'

Street Improvement Notes

1. Const. 30" Curb & Gutter per Riverdale City Std. Dwg. 3
2. Const. Asphalt Paving (2 / C5.1)
3. Const. Conc. Sidewalk per Riverdale City Std. Dwg. 3
4. Const. Conc. Paving
5. Const. ADA Accessible Ramp per Riverdale City Std. Dwg. 3

Curve Table					
Curve #	Delta	Radius	Length	Chord	Chord Length
C1	020°23'11"	464.50'	165.27'	N09°36'20"W	164.40'
C2	060°22'41"	50.00'	52.69'	N49°59'16"W	50.29'
C3	051°02'48"	60.00'	53.46'	N29°48'10"E	51.71'
C4	038°47'43"	97.50'	66.02'	N15°07'06"W	64.76'
C5	027°18'27"	464.50'	221.38'	S38°14'44"E	219.29'
C6	006°20'50"	92.50'	10.25'	N48°43'32"W	10.24'
C7	051°03'13"	97.50'	86.88'	S71°05'47"E	84.03'
C8	014°13'56"	317.50'	78.87'	N89°30'25"W	78.66'
C9	014°56'56"	481.00'	125.50'	N89°20'00"W	125.14'
C10	053°47'05"	60.00'	56.32'	S56°17'58"W	54.28'
C11	037°45'03"	122.50'	80.71'	S10°31'32"W	79.26'
C12	068°23'21"	326.50'	50.84'	N03°52'39"W	50.79'
C13	007°26'39"	75.00'	9.75'	N83°54'06"W	9.74'

Line Table		
Line #	Bearing	Length
L1	N28°44'11"E	32.94'
L2	N60°10'37"W	10.93'
L3	N55°19'34"E	23.00'
L4	N04°16'48"E	30.74'
L5	N42°08'12"W	41.64'
L6	N24°31'04"W	219.56'
L7	S16°23'27"E	52.90'
L8	N45°33'08"W	77.22'
L9	N63°11'32"E	42.92'
L10	N29°24'24"E	15.23'
L11	S07°31'25"E	53.16'

No.	Date	Description
3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Review
0	04/27	22-50=Roundabout

Designed by: JT / NH
Drafted by: SM / NC
Client Name: AFCU
12=024=Roundabout

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

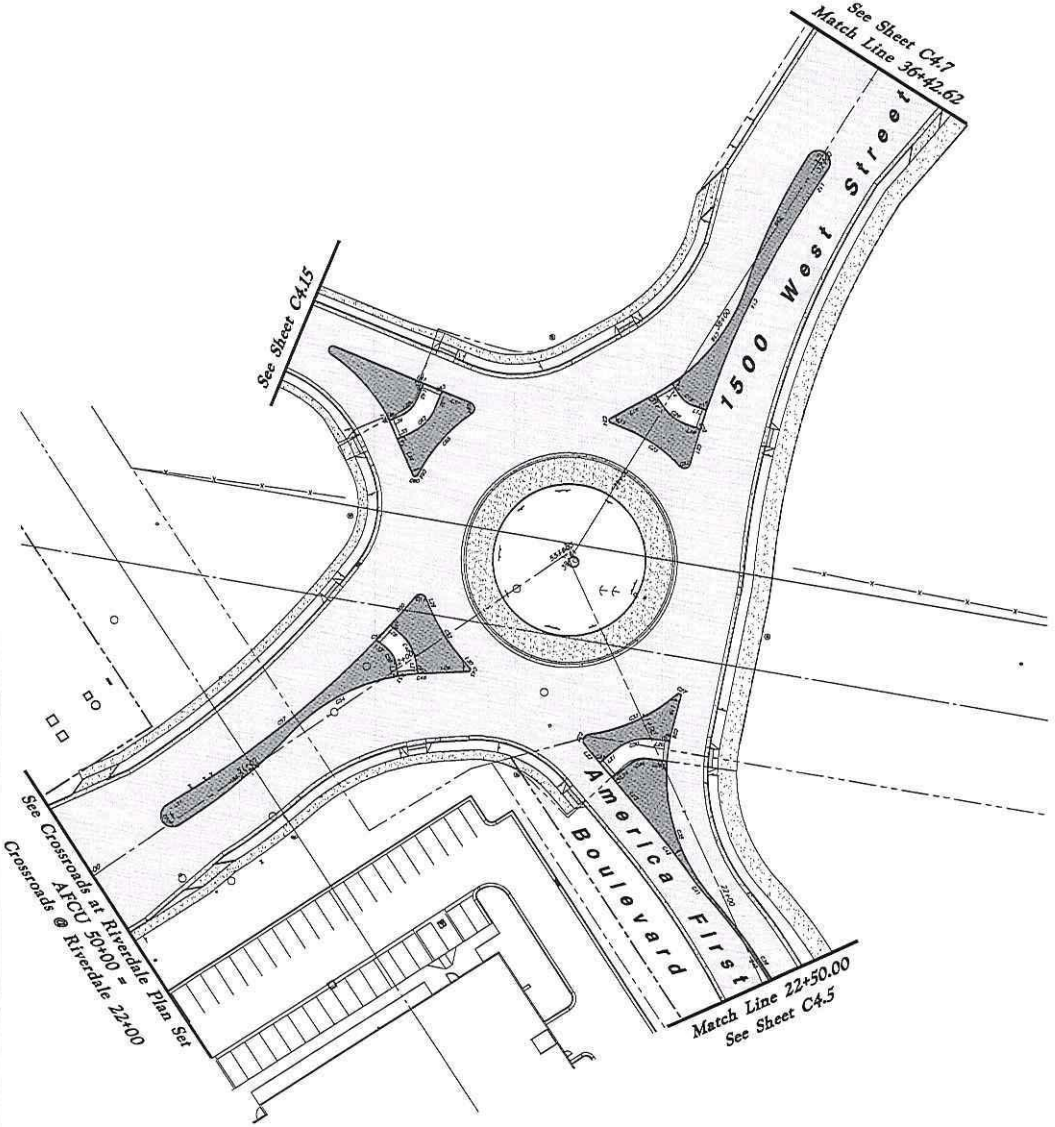
Roundabout Plan

AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah



19 May, 2022

SHEET NO.
C4.9



Scale: 1" = 30'

30' 0 30' 60'

Line Table		
Line #	Bearing	Length
L12	S24°31'15"E	21.35'
L13	S51°25'55"W	5.64'
L14	S89°30'08"W	5.95'
L15	N55°19'34"E	9.94'
L16	S04°16'46"W	25.74'
L17	S89°30'08"W	6.45'
L18	S51°25'55"W	5.77'
L19	N41°47'39"W	16.15'
L20	S41°08'20"W	7.53'
L21	S06°48'28"E	9.62'

Line Table		
Line #	Bearing	Length
L22	S83°11'32"W	11.37'
L23	N83°11'32"E	26.69'
L24	S06°46'28"E	9.18'
L25	S41°09'20"W	7.28'
L26	N30°41'45"E	23.76'
L27	N65°37'18"W	5.26'
L28	S72°42'41"W	4.96'
L29	S80°24'16"E	7.31'
L30	N62°01'16"E	6.16'
L31	S00°36'23"W	11.23'

Line Table		
Line #	Bearing	Length
L32	S72°42'41"W	5.30'
L33	N65°37'18"W	4.40'
L34	S80°10'37"E	19.71'
L35	S09°49'23"W	5.92'
L36	S34°40'26"E	8.24'
L37	S55°19'34"W	14.99'
L38	N80°10'37"W	1.50'
L39	S09°49'23"W	5.72'
L40	S34°40'26"E	8.04'
L41	N55°19'34"E	1.50'

Curve Table					
Curve #	Delta	Radius	Length	Chord	Chord Length
C14	180°00'00"	6.00'	18.85'	S65°28'45"W	12.00'
C15	013°52'36"	503.50'	121.95'	S31°27'33"E	121.65'
C16	089°49'47"	1.00'	1.57'	N06°31'02"E	1.41'
C17	038°04'12"	14.50'	9.63'	N70°28'02"E	9.46'
C18	088°37'23"	1.00'	1.55'	S48°11'11"E	1.40'
C19	037°14'34"	101.50'	65.98'	N09°29'48"W	64.82'
C20	014°33'48"	299.50'	76.39'	S31°48'09"E	76.09'
C21	089°41'38"	1.00'	1.55'	N84°13'18"W	1.40'
C22	002°01'15"	503.50'	17.76'	S40°53'04"E	17.76'
C23	122°48'37"	3.00'	6.42'	N19°26'37"E	5.26'
C24	025°27'21"	76.00'	33.77'	S68°03'15"W	33.49'
C25	129°57'12"	1.00'	2.25'	S60°11'56"E	1.80'
C26	085°13'22"	1.00'	1.49'	S46°33'27"W	1.35'
C27	038°04'12"	25.50'	16.94'	N70°28'02"E	16.63'
C28	146°17'31"	1.00'	2.55'	S65°03'05"W	1.91'
C29	004°14'19"	100.00'	7.40'	S43°55'09"E	7.40'
C30	087°11'39"	1.00'	1.52'	N02°26'29"W	1.38'
C31	047°57'48"	25.50'	21.35'	S17°10'26"W	20.73'
C32	090°00'00"	1.00'	1.57'	N38°11'32"E	1.41'
C33	121°53'21"	3.00'	6.38'	S35°01'47"E	5.24'
C34	032°50'44"	91.50'	52.45'	N68°19'21"E	51.74'
C35	085°25'31"	1.00'	1.49'	S83°52'05"W	1.36'
C36	044°49'56"	100.00'	78.25'	S75°50'07"E	76.27'
C37	016°00'23"	299.50'	83.67'	S89°38'21"W	83.40'
C40	016°58'55"	298.50'	86.74'	S89°17'05"W	86.43'
C41	006°49'24"	100.00'	11.91'	N84°22'19"E	11.90'
C42	004°35'29"	502.07'	40.23'	S85°28'17"W	40.22'

Curve Table					
Curve #	Delta	Radius	Length	Chord	Chord Length
C43	090°00'00"	1.00'	1.57'	S51°48'28"E	1.41'
C44	047°57'48"	15.50'	12.98'	S17°10'26"W	12.60'
C45	128°40'29"	1.00'	2.25'	N33°38'30"W	1.80'
C46	000°54'24"	101.50'	1.61'	S30°14'33"W	1.61'
C47	054°15'21"	1.00'	1.47'	N71°53'02"E	1.34'
C48	041°20'02"	25.50'	18.40'	N85°37'18"W	18.00'
C49	092°25'23"	1.00'	1.61'	S81°04'38"E	1.44'
C50	002°10'29"	501.50'	19.01'	N15°37'07"W	19.01'
C51	116°37'41"	3.00'	6.11'	S41°18'34"W	5.11'
C52	017°34'08"	100.00'	30.66'	S88°11'40"E	30.54'
C53	088°28'03"	1.00'	1.54'	N21°43'16"W	1.40'
C54	036°30'09"	101.50'	64.66'	S04°15'41"W	63.58'
C55	014°35'47"	299.50'	76.30'	N06°41'31"W	76.09'
C56	180°00'00"	6.00'	18.85'	S89°23'37"E	12.00'
C57	014°48'50"	501.50'	129.66'	N05°58'27"W	129.30'
C58	088°05'33"	1.00'	1.50'	S29°39'54"W	1.37'
C59	041°20'02"	15.50'	11.18'	N85°37'18"W	10.94'
C60	126°23'28"	1.00'	2.21'	N36°37'18"E	1.79'
C61	090°00'00"	1.00'	1.57'	S35°10'37"E	1.41'
C62	044°29'49"	25.50'	19.80'	N12°25'31"W	19.31'
C63	090°00'00"	1.00'	1.57'	S10°19'34"W	1.41'
C64	122°51'11"	3.00'	6.43'	N63°14'50"W	5.27'
C65	025°17'32"	90.00'	39.73'	S14°28'01"E	39.41'
C66	000°32'42"	465.00'	4.42'	N28°50'26"W	4.42'
C67	090°00'00"	1.00'	1.57'	N54°49'23"E	1.41'
C68	044°29'49"	15.00'	11.65'	N12°25'31"W	11.36'
C69	090°00'00"	1.00'	1.57'	N79°40'26"W	1.41'

No.	Date	Description
3	24 Jun, 2022	Addendum #1
2	19 May, 2022	Addendum #1
1	19 May, 2022	Plan Review
REV	DATE	DESCRIPTION

Designed by: JT / NH
Drafted by: SM / NC
Client Name:
AFFCU
19-024-Roundabout

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

Roundabout Plan

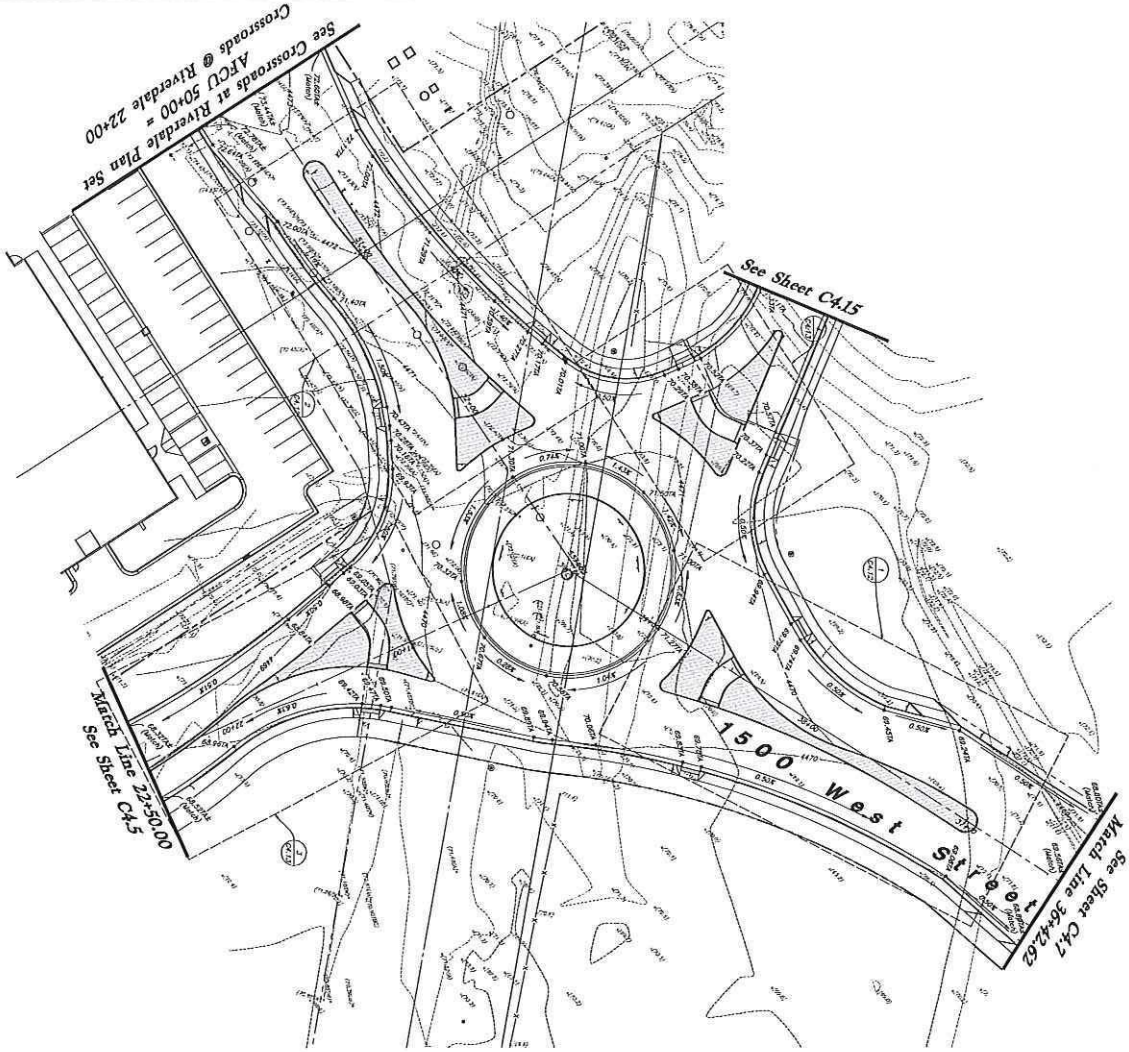
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7804403
5/27/22
Earl Lafe Tate III
STATE OF UTAH

19 May, 2022

SHEET NO.
C4.10



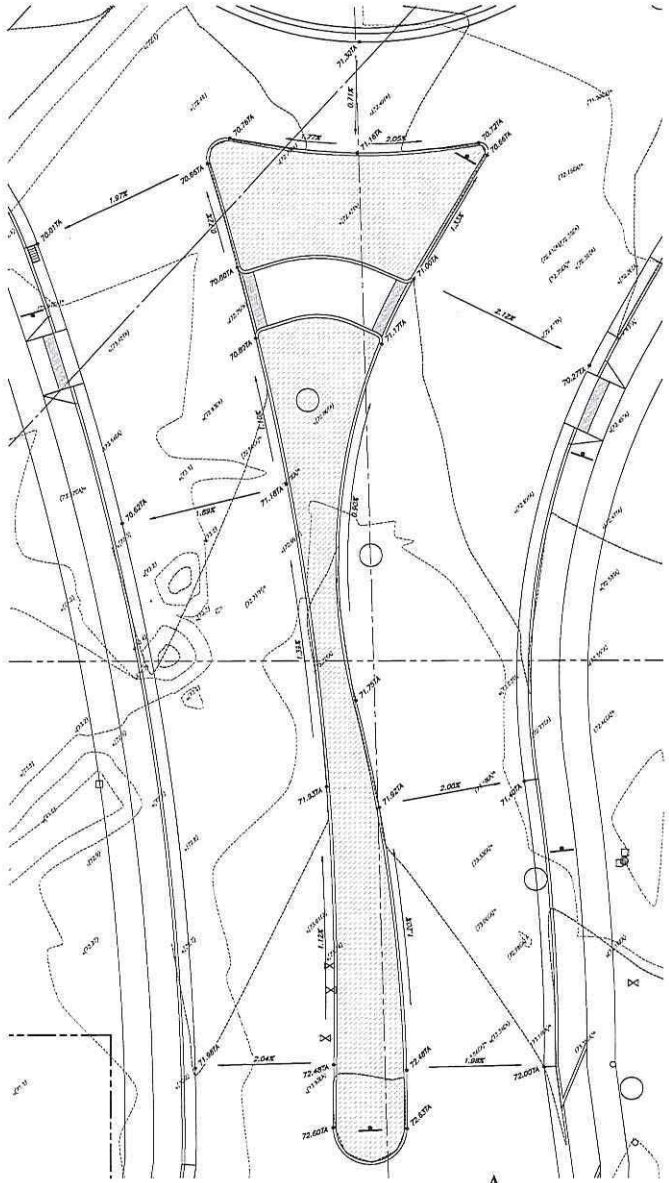
Scale: 1" = 30'

Roundabout Grading Plan	ANDERSON WAHLEN & ASSOCIATES	Designed by: JT / AK
AFCU - OPS Building	2010 North Redwood Road, Salt Lake City, Utah 84116	Drafted by: JW / JT
4624 South 1500 West	(801) 521-8529 – AWAengineering.net	Client Name: AFCU
Riverdale, Utah		19-024-Roundabout

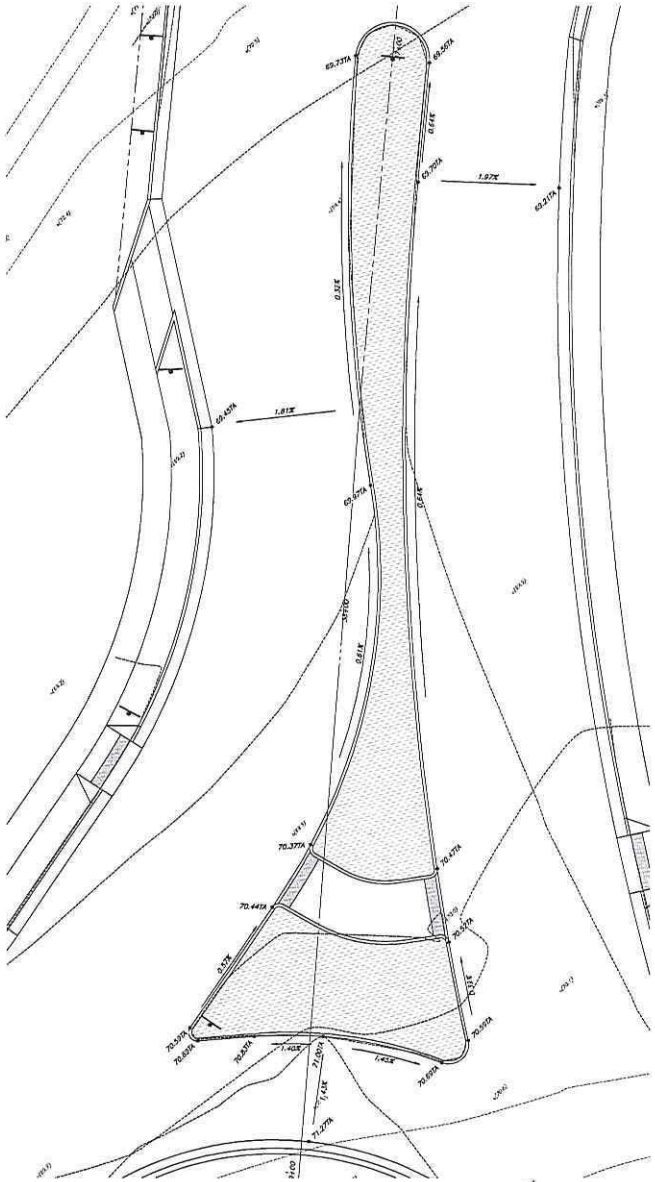
REV	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	First Review

19 May, 2022

SHEET NO. C4.11



2 South Island



1 North Island

Scale: 1" = 10'

10' 0 10' 20'

#	Date	Description
3	24 Aug 2022	Addendum #2
2	18 May 2022	Addendum #1
1	18 May 2022	Bid Set
REV	DATE	DESCRIPTION

Designed by: JT / NH

Drafted by: SM / NE

Client Name:
AFCU

19-024-Roundabout

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

Roundabout Grading Plan

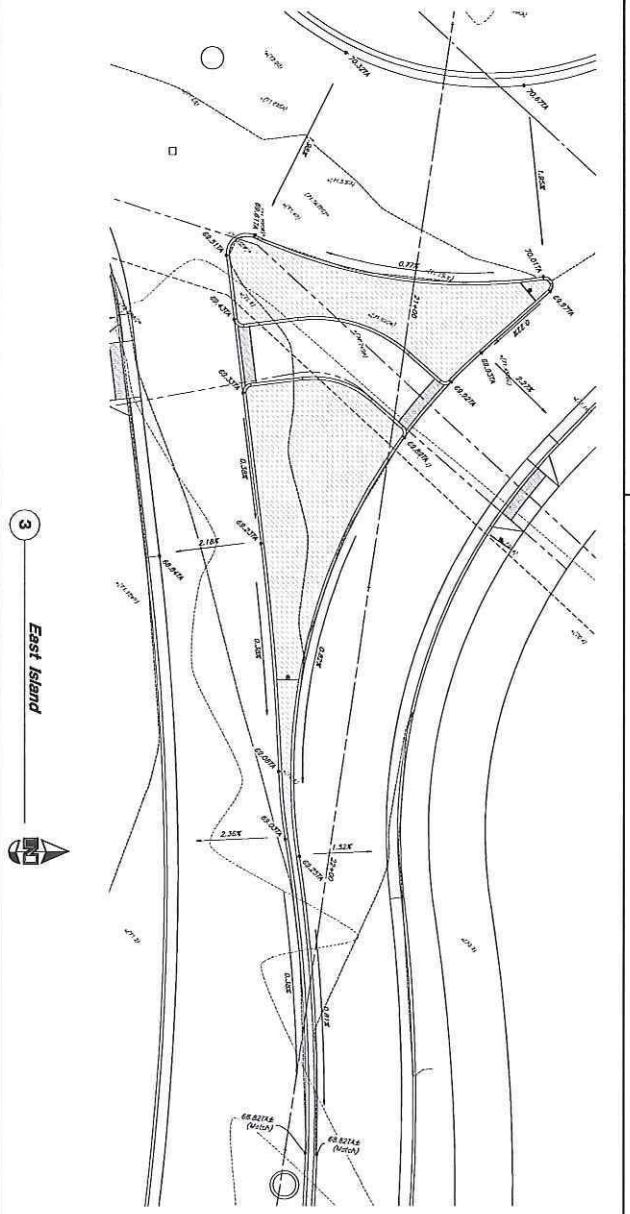
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah

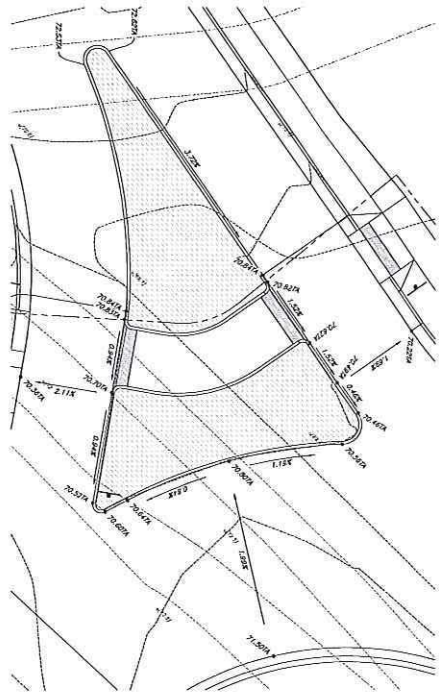
LICENSED PROFESSIONAL ENGINEER
NO. 7654835
6212
Earl LaVar Tolk II
STATE OF UTAH

19 May, 2022

SHEET NO.
C4.12



3 East Island



4 West Island

Scale 1" = 10'

3	24 Jun, 2022	Addendum #2
2	16 May, 2022	Addendum #1
1	19 May, 2022	Plan Review
REV	DATE	DESCRIPTION

Designed by: JJF / MH
Drafted by: SW / MC
Client Name: AFCU
19-204-Addendum#2

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

Roundabout Grading Plan

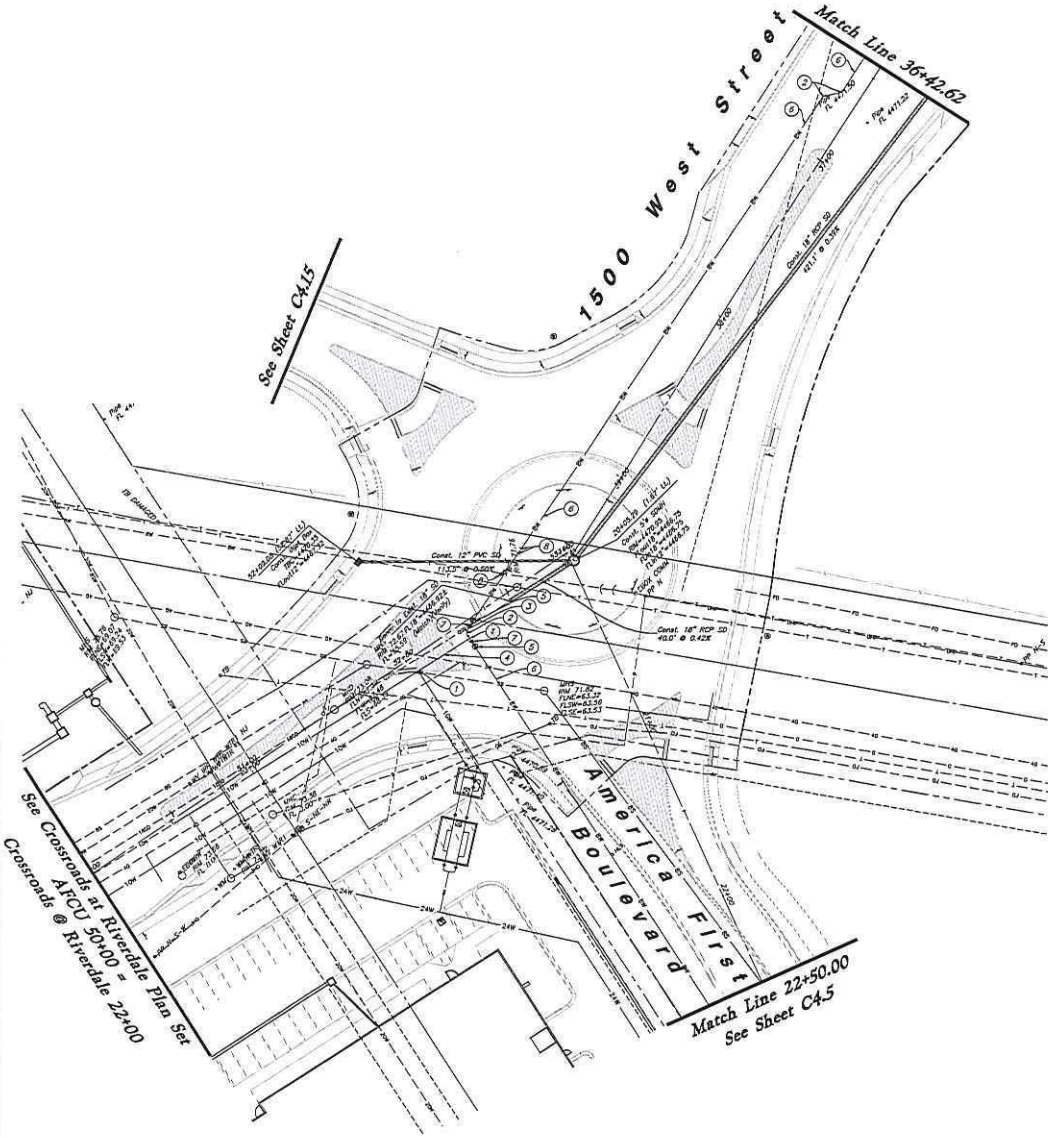
AFCU - OPS Building

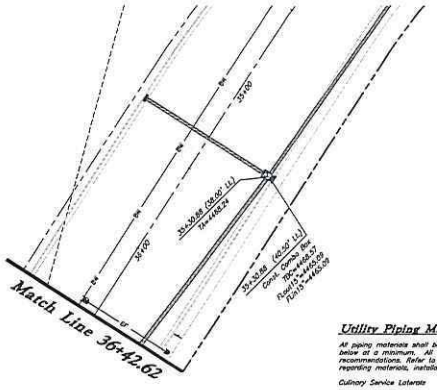
4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER — No. 7884883 — Jon J. Jaffay — STATE OF UTAH

19 May, 2022

SHEET NO. C4.13





Scale: 1" = 30'

20' 0 30' 60'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and finished spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Waterline Keynotes

1. Const. 10"x10"x10" Tee
2. Const. 45° Waterline Bend
3. Const. 22.5° Waterline Bend
4. Const. 10" Waterline
5. Const. 8" Gate Valve
6. Const. 8" Waterline
7. Const. 10"x8" Reducer
8. Const. 45° Vertical Waterline Bend

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type 'K.'

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

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

Storm Drain & Sanitary Sewer Note:

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

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

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

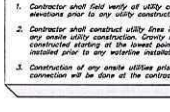
REV	DATE	DESCRIPTION
3	25 AUG, 2022	Addendum #2
2	18 MAY, 2022	Addendum #1
1	29 APR, 2022	City Review

Designed by: JT / MN
Drafted by: SM / ME
Client Name:
AFCU
19-024-Roundabout

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

Roundabout Utility Plan

AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

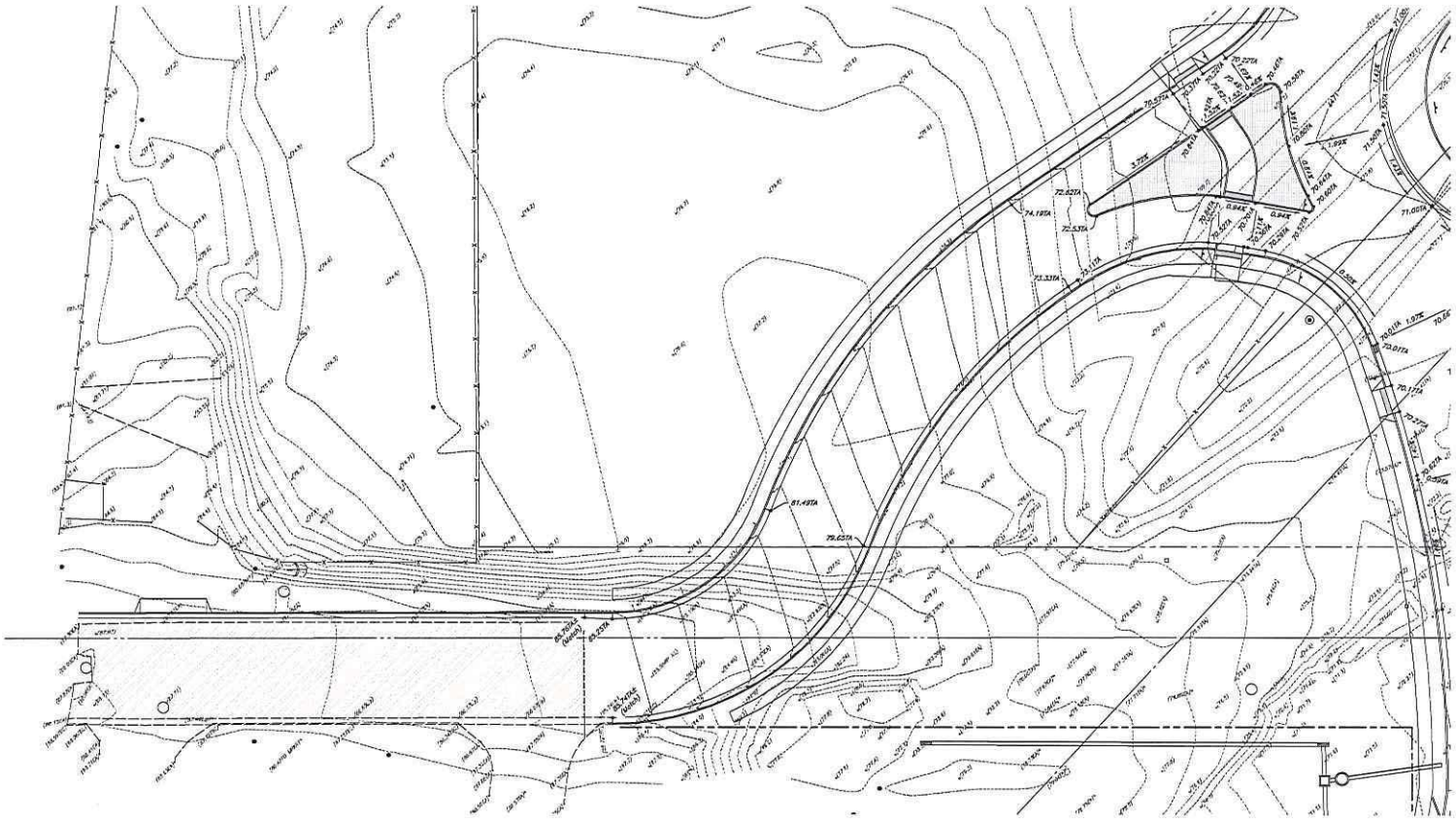


19 May, 2022

SHEET NO.
C4.14

Scale: 1" = 10'

10' 0 10' 20'



NO.	DATE	DESCRIPTION
3	24 JUL 2022	Addendum #2
2	18 MAY 2022	Addendum #1
1	19 MAY 2022	Plan Review

Designed by: JT / NH

Drafted by: SM / NC

Client Name:

AFCU

19-024-Roundabout

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AWAeng@awa.net

Roundabout Grading Plan

AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

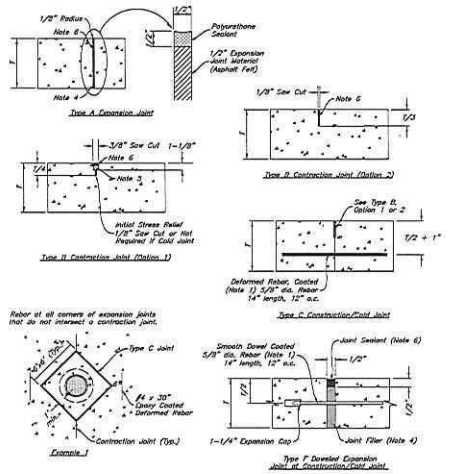


19 May, 2022

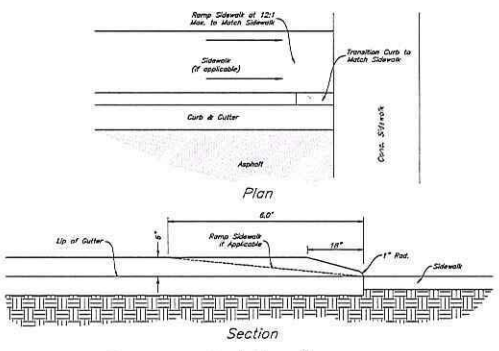
SHEET NO.

C4.15

1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. JOINTS: Lay out joints to old construction and control random cracking.
   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



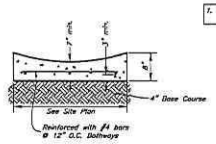
9 **Concrete Joint Detail**
Not to Scale



8 **Curb Transition**
Not to Scale

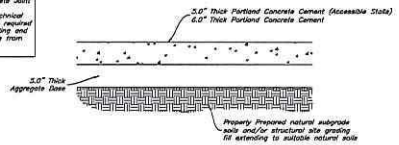
Contraction Joints
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

1. See Concrete Joint Detail



7 **Typical Waterway Detail**
Not to Scale

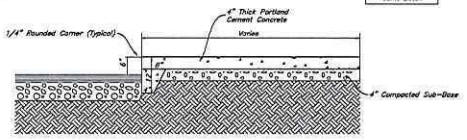
1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail
3. See Geotechnical Report for required onsite testing and observation from CMT



6 **Concrete Paving Section**
Not to Scale

Contraction Joints
A. Spacing = 10' O.C.
Expansion Joints
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

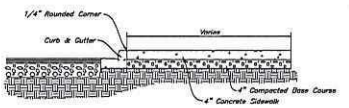
1. See Concrete Joint Detail



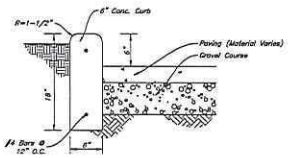
5 **Thickened Edge Walk**
Not to Scale

Contraction Joints
A. Spacing = 10' O.C.
Expansion Joints
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail

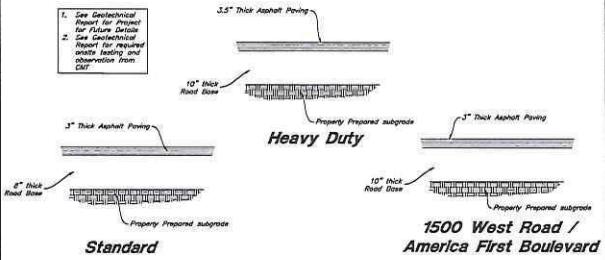


4 **Typical Sidewalk Detail**
Not to Scale



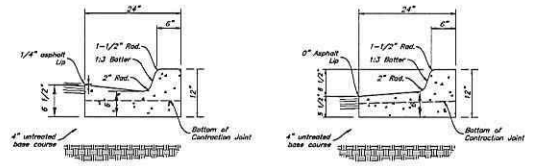
3 **Curb Wall Detail**
Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Geotechnical Report for required onsite testing and observation from CMT



2 **Asphalt Sections**
Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii O.D.S.
   D. Required 2'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cup through expansion joints (5" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



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

1. See Concrete Joint Detail

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

REV	DATE	DESCRIPTION
1	24 JUN, 2022	ADDENDUM #2
2	18 MAY, 2022	ADDENDUM #1
3	19 MAY, 2022	PERMIT

Designed by: JT / NH
Drafted by: SM / NC
Client Name:
AFCU
19-024 DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 — awa@awahlen.net

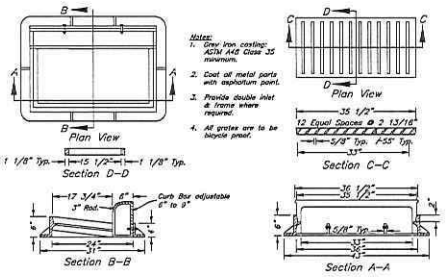
Details

AFCU – OPS Building
4624 South 1500 West
Riverdale, Utah

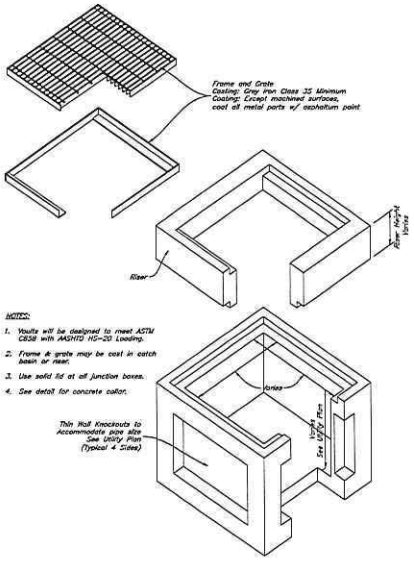
Earl LaVar
No. 7884005
6/21/22
Earl LaVar
Tate II
STATE OF UTAH

19 May, 2022

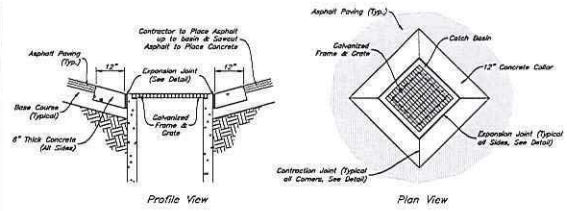
SHEET NO.
C5.1



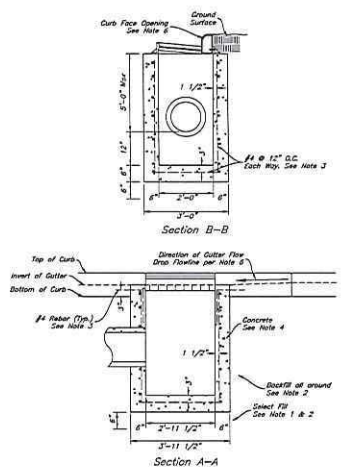
15 Inlet Grate Frame
Not to Scale



13 Precast Catch Basin
Not to Scale

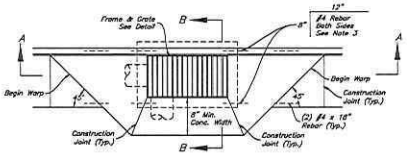


11 Concrete Collar Detail
Not to Scale

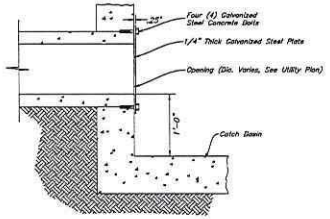


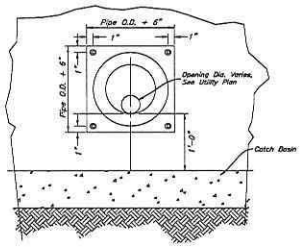
Catch Basin Notes:

1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
2. Backfill: Install and compact all backfill material per APWA Section 02321.
3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03200.
4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
7. Conc. Apron in front of inlet Grate to be 8" min. & 12" max

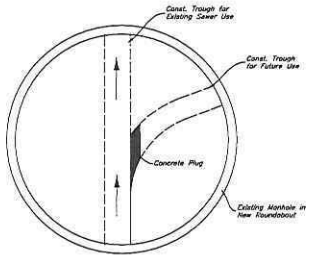


10 Curb Inlet with Single Grate
Not to Scale





12 Orifice Plate Detail
Not to Scale



14 Sewer Manhole Plug In New Roundabout
Not to Scale

Designed by: NH
Drafted by: NC
Client Name: AFCU
19-024 DT

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.3201 · AndersonWahlen.com

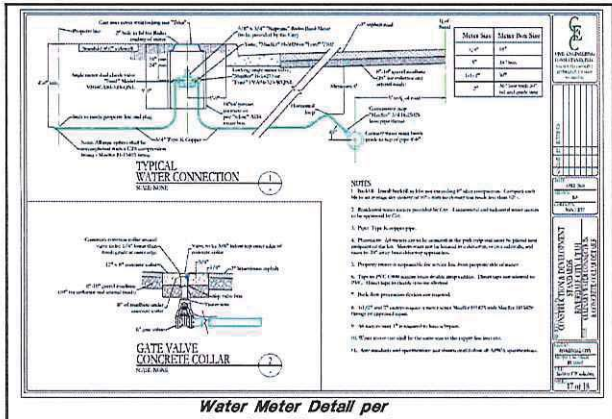
Details

AFCU Eagle Mountain
4195 North Pony Express Parkway
Eagle Mountain, Utah

NO. 7804402 — 5/27/22 — Earl LaVar Tate II — STATE OF UTAH

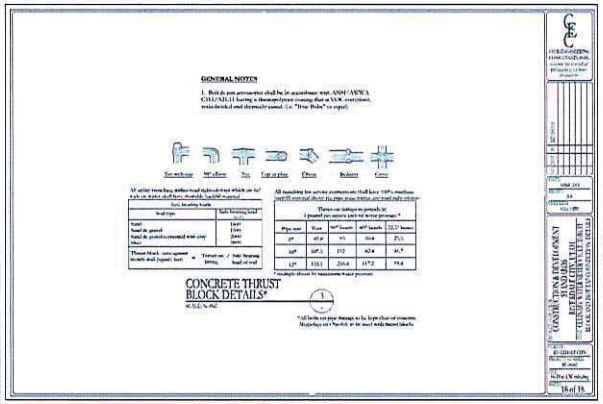
1 Jan, 2022

SHEET NO.
C5.2



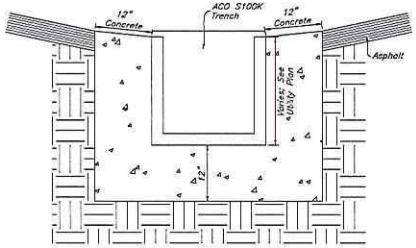
Water Meter Detail per Riverdale City Standard

23 — Not to Scale



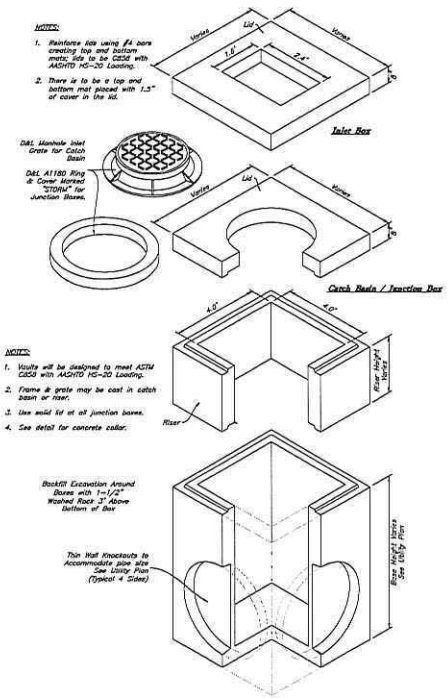
Thrust Block Detail per Riverdale City Standard

22 — Not to Scale



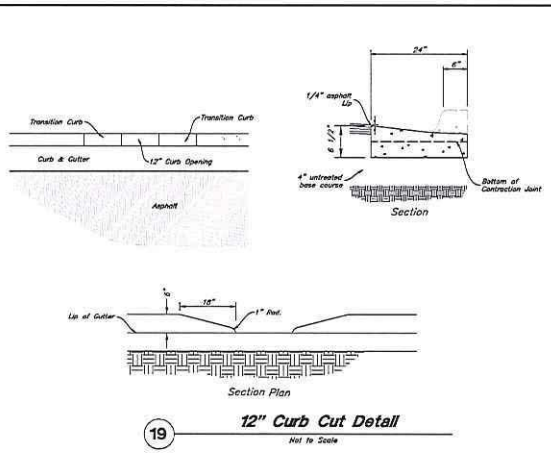
Typical ACO S100K French Drain Detail

21 — Not to Scale



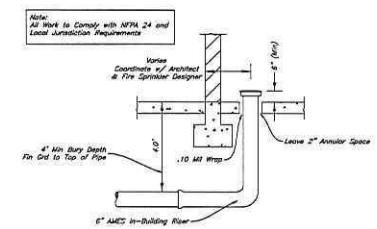
Precast 4' x 4' Catch Basin Junction Box/Inlet Box

20 — Not to Scale



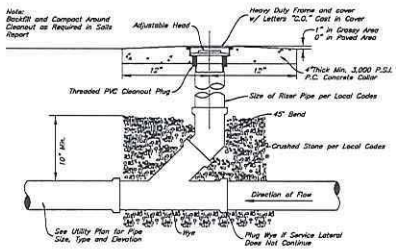
12" Curb Cut Detail

19 — Not to Scale



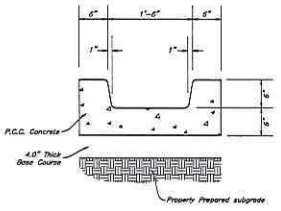
Fire Riser Stub-In Detail

18 — Not to Scale



Typical Cleanout Detail

17 — Not to Scale



Thru Planter Drainage Channel Detail

16 — Not to Scale

REV	DATE	DESCRIPTION
1	24 JAN. 2022	Addendum #1
2	18 May, 2022	Addendum #1
3	19 May, 2022	Revised

Designed by: JT / NN
Drafted by: SM / NC
Client Name:
AFCU
19-024 DT

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

Details

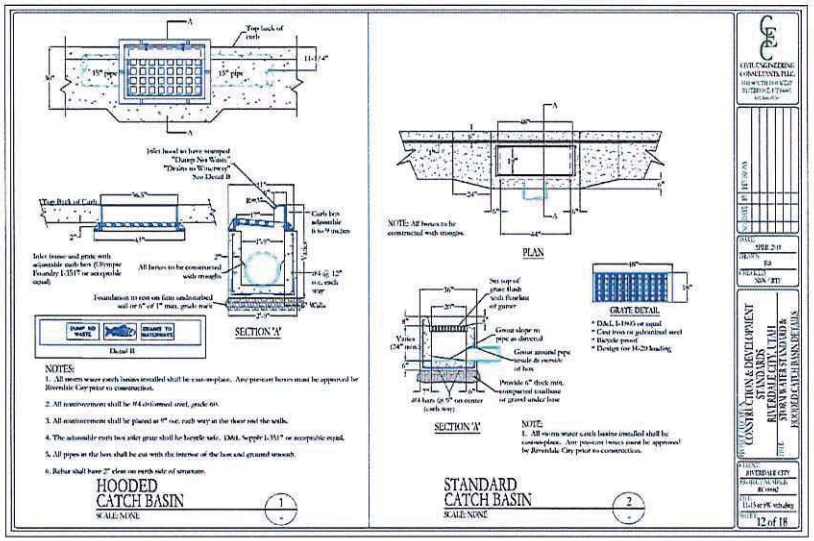
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah

NO. 7884858
5/21/22
Carl LaVar Tate II
STATE OF UTAH

19 May, 2022

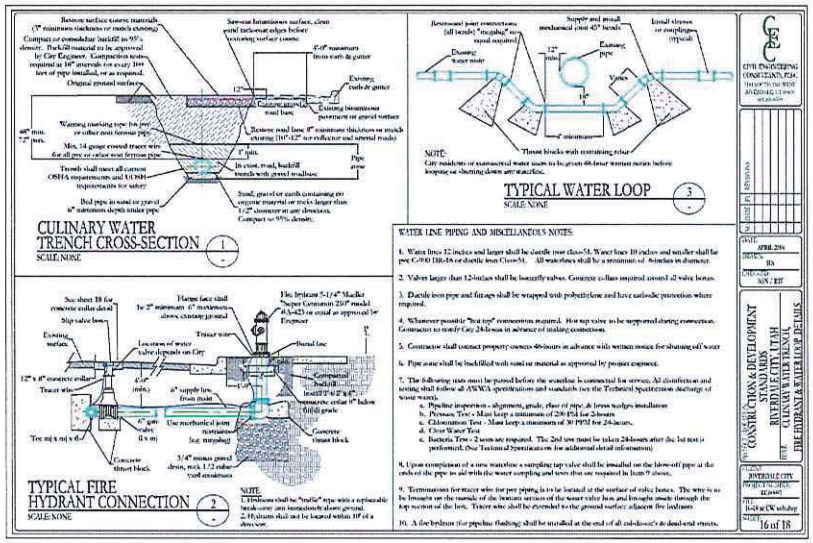
SHEET NO.
C5.3



Catch Baisn Detail per Riverdale City Standards

27

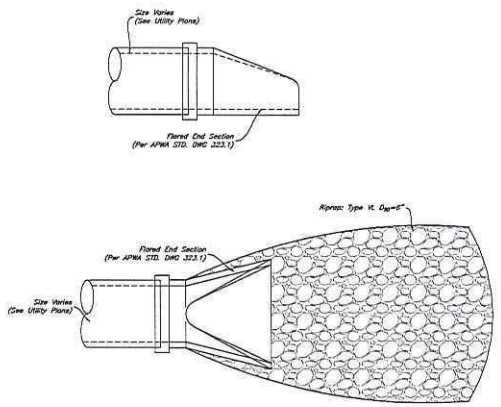
Not to Scale



Typical Fire Hydrant Connection Detail per Riverdale City Standard

26

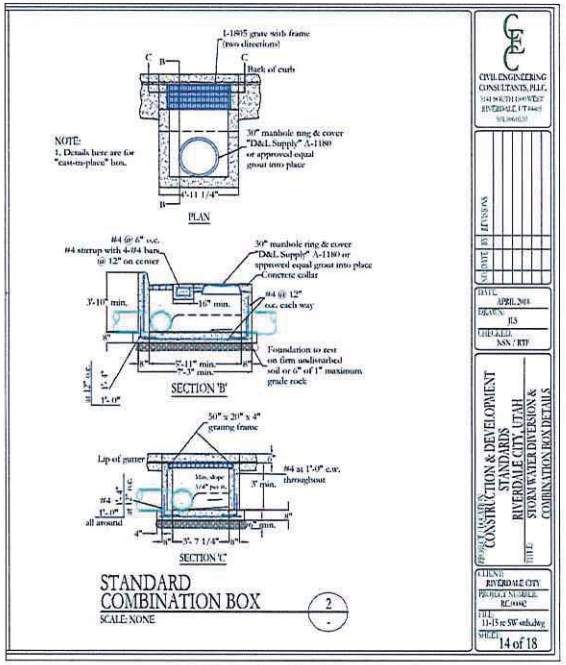
Not to Scale



Flared End Section with Rip-Rap Detail

25

Not to Scale



Catch Basin with Grate Detail per Riverdale City Standard

24

Not to Scale

NO.	DATE	DESCRIPTION
3	21 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / NH
Drafted by: SW / HC
Client Name:
AFCU
19-024 GT

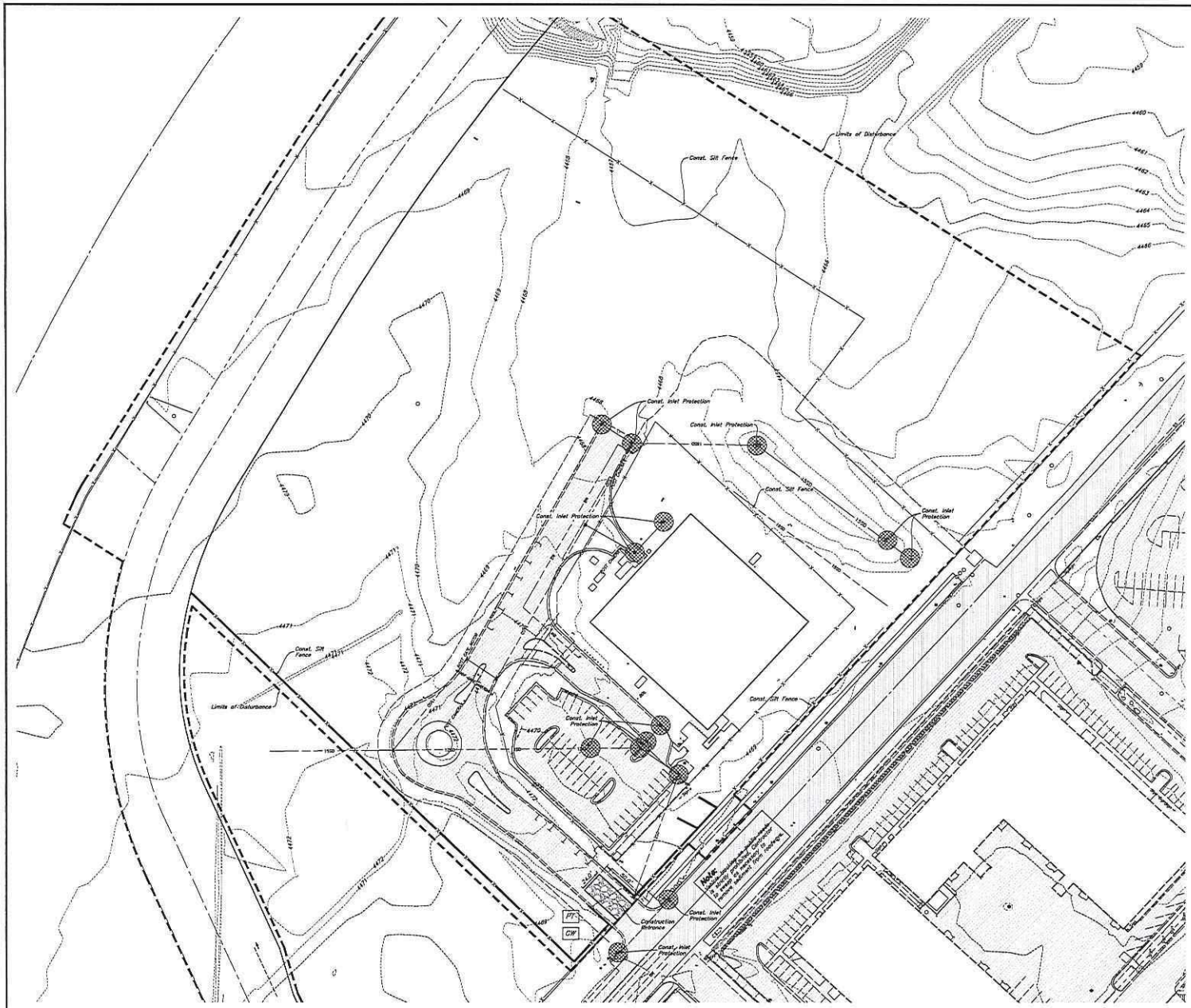
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 – AnderWahlen.com

Details
AFCU – OPS Building
4624 South 1500 West
Riverdale, Utah

No. 7884805
5/2022
Earl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C5.4



Scale: 1" = 50'

50' 0 50' 100'

Legend

- Place Inlet Protection at all inlet Locations to prevent boxes from silting.
- Silt Fence
- Limit of Disturbance
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area — CW
- Portable Toilet — PT
- Gravel Sack
- Existing Contour
- Existing Spot — +(Ft.(0)%)
- Proposed Contour — 75

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION
3	21 JUL 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Permit Set

Designed by: JT / NH
Drafted by: SM / NC
Client Name:
AFCU
19-024 EC

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

Erosion Control Plan - Phase 1

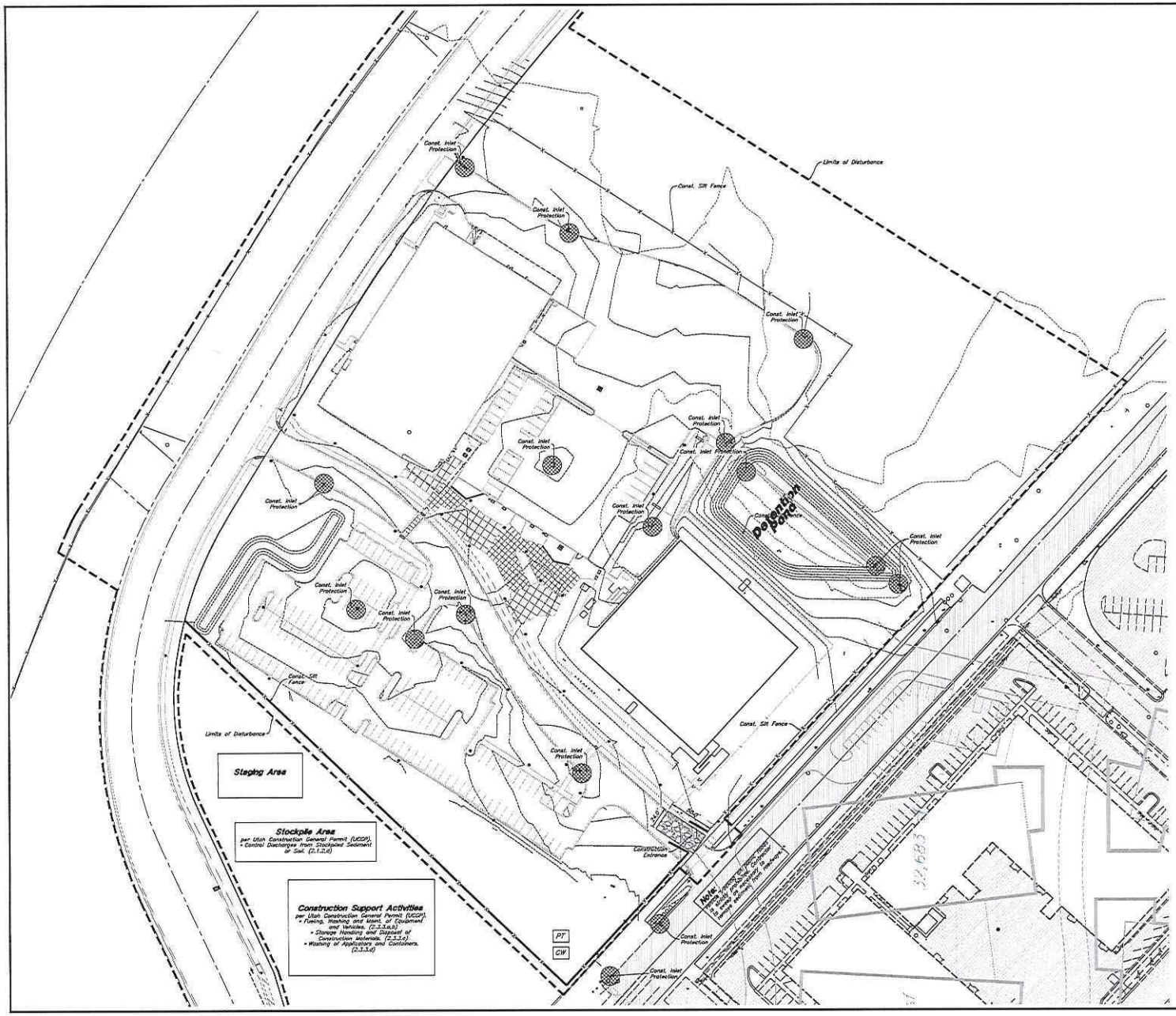
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

NO. 7884855
6/21/22
Set Levy
Tate E
STATE OF UTAH

19 May, 2022

SHEET NO.
C6.1



Scale: 1" = 50'

50' 0 50' 100'

Legend

- Place Inlet Protection at all Inlet Locations to prevent bases from silting.
- Silt Fence — X —
- Limit of Disturbance — — —
- Construction Entrance / Truck Wash (50'x24' Min.)
- Concrete Washout Area — CW
- Portable Toilet — PT
- Gravel Sack
- Existing Contour — 4775.00(b)
- Existing Spot — +775.00(b)
- Proposed Contour — 78 —

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Ways. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc.,) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Mowed when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION
1	18 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	24 May, 2022	Addendum #1

Designed by: JT / NH
Drafted by: SM / NC
Client Name: AFCU
19-024 EC

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

Erosion Control Plan - Phase 2

AFCU - OPS Building

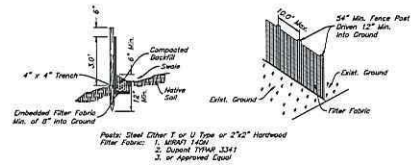
4624 South 1500 West
Riverdale, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 7804836
6/21/22
Carl LaVar Tate II
STATE OF UTAH

19 May, 2022

SHEET NO.
C6.2

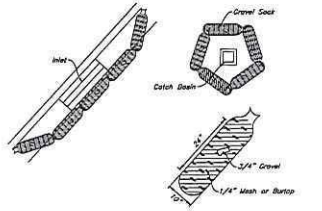
6 **Not Used**
Not to Scale



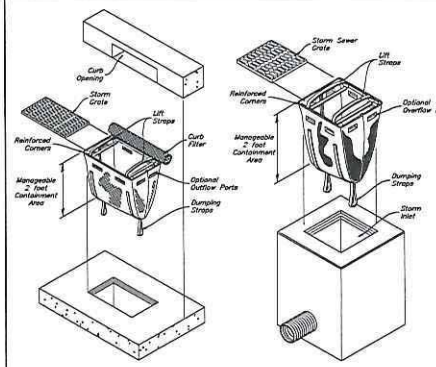
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

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

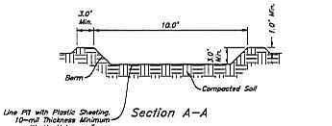
3 **Silt Fence Section**
Not to Scale

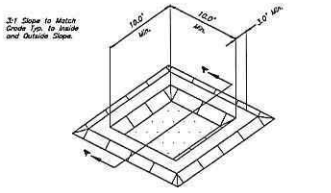


5 **Gravel Sock Sediment Barrier**
Not to Scale

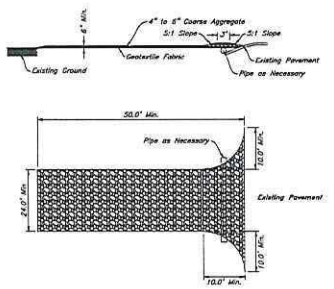


2 **Dandy Sack Inlet Protection**
Not to Scale





4 **Concrete Washout**
Not to Scale



1 **Stabilized Construction Entrance**
Not to Scale

REV	DATE	DESCRIPTION
1	19 May, 2022	Addendum #1
2	18 May, 2022	Addendum #1
3	24 Jan, 2022	Addendum #1

Designed by: JT / NH
Drafted by: SU / NC
Client name:
AFCU
19-024 FC

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-3201 - Anderson-Wahlen.com

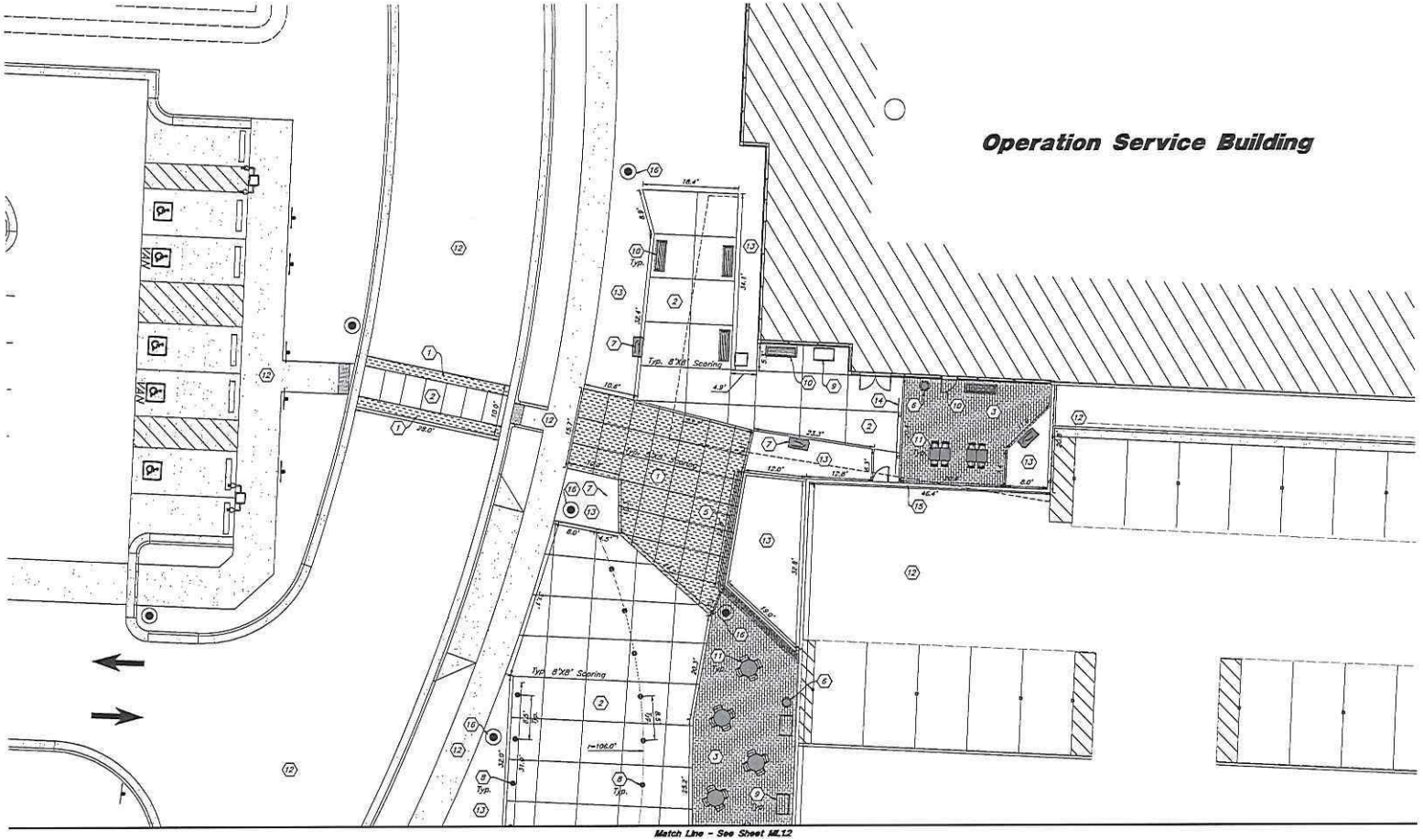
Erosion Control Details

AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah



19 May, 2022

SHEET NO.
C6.3



Scale: 1" = 10'

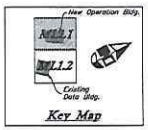
10' 0 10' 20'

Material & Layout Notes:

1. See Sheet ML1.3 for Material and Site Amenities Details.
2. See Civil Site Plan for Detail Outside of Plaza Area.

Material Keynotes

1. Install Concrete Type 1 - Integral Colored (Tan) Concrete with Sandscape Finish - Count, with Civil Plan Concrete Pavement Detail (6 / 05.1)
2. Install Concrete Type 1 - Integral Colored (Grey) Concrete with Sandscape Finish - Count, with Civil Plan Concrete Pavement Detail (6 / 05.1)
3. Install Pre-cast Concrete Paver (3 / ML1.3)
4. Install Concrete Planter Wall (1 / ML1.3)
5. Install Concrete Planter Wall with Built-in Bench (2 / ML1.3)
6. Install Trash Receptacle (6 / ML1.3)
7. Install Rock Bench (4 / ML1.3)
8. Install Embedded Bollard with Lighting (5 / ML1.3)
9. Install Moveable Decorative Planter (7 / ML1.3)
10. Install 8' Long Decorative Bench (8 / ML1.3)
11. Outdoor Eating Tables with Chairs; To be Proved by AFCU; Quantities and Locations to be Determined by AFCU
12. Site Improvement - See Civil Site Plans for More Detail
13. Landscape Improvements - See Landscape Plans for More Detail
14. Bldg. Screen Wall
15. Parking Lot Screen Wall - See Civil Plans for More Detail
16. Light Pole - See Civil Plans and Site Elect. Plans for More Detail



Key Map

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

REV	DATE	DESCRIPTION
1	24 Jan. 2022	Addendum #2
2	18 May 2022	Addendum #3
3	19 May 2022	Plan Review

Designed by: JT / MH
Drafted by: DM / MC
Client Name: AFCU
19-024 ML

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

Material & Layout Plan - Plaza

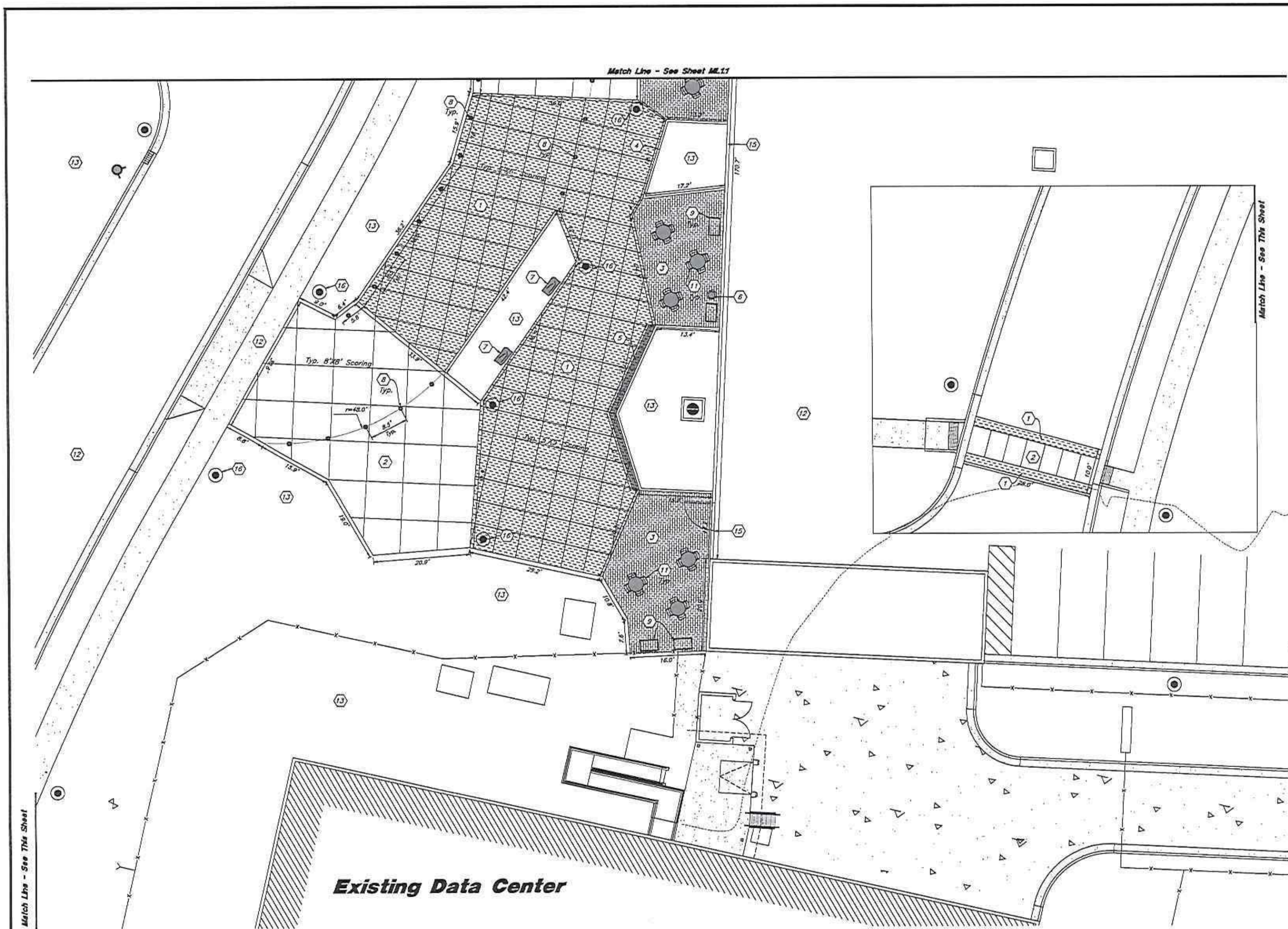
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

Jared R. Mansell
No. 7969-5801
Licensed Landscape Architect
05/21/2022

19 May, 2022

SHEET NO.
ML 1.1

N:\19 024 AFCU Corporate Moves\plan\01_Ops Building\Drgs\19-024 XS.dwg 5/21/2022 2:33:22 PM JT



Scale: 1" = 10'

Material & Layout Notes:

1. See Sheet ML1.3 for Material and Site Amenities Details.
2. See Civil Site Plan for Detail Outside of Plaza Area.

Material Keynotes

1. Install Concrete Type 1 – Integral Colored (Tan) Concrete with Sandscape Finish – Coord. with Civil Plan Concrete Pavement Detail (6/C5.1)
2. Install Concrete Type 1 – Integral Colored (Gray) Concrete with Sandscape Finish – Coord. with Civil Plan Concrete Pavement Detail (6/C5.1)
3. Install Pre-cast Concrete Paver (3/ML1.3)
4. Install Concrete Planter Wall (1/ML1.3)
5. Install Concrete Planter Wall with Built-in Bench (2/ML1.3)
6. Install Trash Receptacle (6/ML1.3)
7. Install Rock Bench (4/ML1.3)
8. Install Embedded Bollard with Lighting (5/ML1.3)
9. Install Moveable Decorative Planter (7/ML1.3)
10. Install 6' Long Decorative Bench (8/ML1.3)
11. Outdoor Eating Tables with Chairs; To be Proved by AFCU; Quantities and Locations to be Determined by AFCU
12. Site Improvement – See Civil Site Plans for More Detail
13. Landscape Improvements – See Landscape Plans for More Detail
14. Bldg. Screen Wall
15. Parking Lot Screen Wall – See Civil Plans for More Detail
16. Light Pole – See Civil Plans and Site Elect. Plans for More Detail

Key Map

New Operation Bldg.
ML1.1
ML1.2
Existing Data Bldg.

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

REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	24 Jun, 2022	Addendum #2

Designed by: JT / NH
Drafted by: SM / NE
Client Name: AFCU
19-024 ML

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

Material & Layout Plan - Plaza

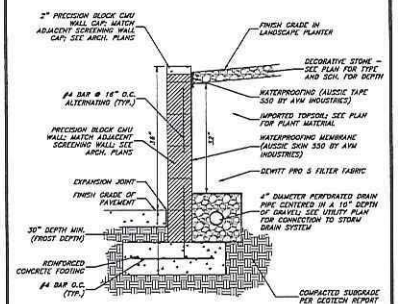
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

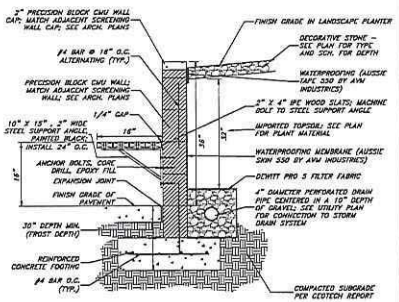
State of Utah – Licensed Landscape Architect – Jared R. Mansell – 06/21/2022

19 May, 2022

SHEET NO.
ML1.2

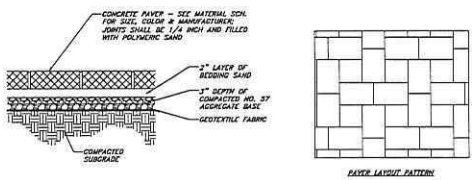


1 **RAISED PLANTER WALL**
NOT TO SCALE



2 **RAISED PLANTER WALL WITH BUILT IN BENCH**
NOT TO SCALE

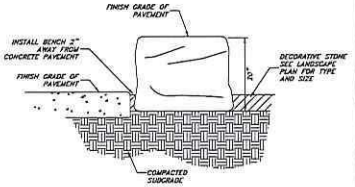
PAVER MFR SHALL BE BELGARD (888-668-0204) DAWNRIDGE COBBLE LEGACY PAVER (COLOR: VICEROAN); PAVER THICKNESS: 2 3/8" & PAVER SIZE: 6"X6" & 6"X9"



NOTE:
1. PLASTIC EDGE RESTRAINT WITH STAKE SHALL BE USED ON EDGES OF PATIO. INSTALL PER MANUFACTURER SPECIFICATIONS.

3 **PRE-CAST CONCRETE PAVERS**
NOT TO SCALE

BLOCK BENCHES SHALL BE INSTALLED ON EDGES OF PLAZA WHERE SHOWN ON PLAN; SEE PLAN FOR LOCATIONS; BENCHES SHALL BE RECESSED INTO STONE AT A 4 INCH DEPTH ON A COMPACTED SUBGRADE; STONE BLOCKS SHALL BE FROM BROWNS CANYON (TAN STONE COLOR WITH RUST STREAKS); STONES SHALL BE SELECTED AND CUT TO THE APPROXIMATE DIMENSIONS: 24"L X 16"W X 20"H; VERIFY THAT TOP OF BENCH IS SMOOTH FOR SITTING



4 **STONE BLOCK BENCH**
NOT TO SCALE

REV	DATE	DESCRIPTION
1	14 JUL 2022	Addendum #1
2	18 AUG 2022	Addendum #2
3	19 MAY 2022	Bid Set

Designed by: JT / NH
Drafted by: SM / NC
Client Name:
AFCU
19-024 ML

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

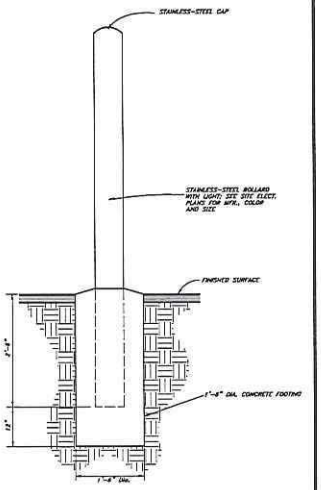
Material & Layout Plan - Plaza Details

AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

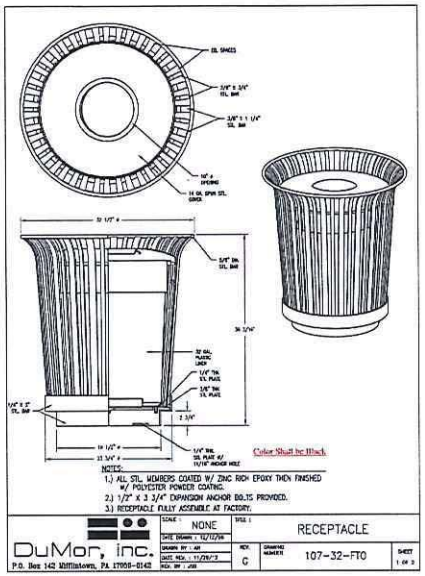
Licensed Architect
Jared N. Morelli
No. 7344111-5301
05/21/2022

19 May, 2022

SHEET NO.
ML1.3



5 **STAINLESS-STEEL BOLLARD**
NOT TO SCALE

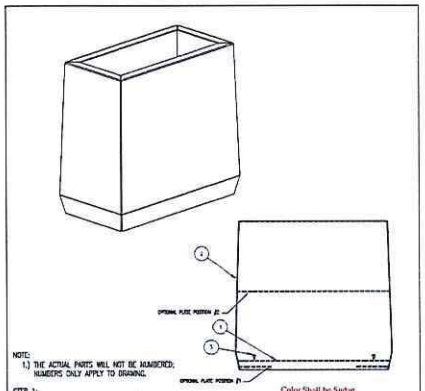


NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) RECEPTACLE FULLY ASSEMBLE AT FACTORY.

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE :	NONE	TITLE :	RECEPTACLE
DATE DRAWN :	12/12/06		
DRAWN BY :	AR	REV.	C
DATE REV. :	11/26/13	DRAWING NUMBER	107-32-FTO
REV. BY :	JAS		SHEET 1 OF 3

6 **TRASH RECEPTACLE**
NOT TO SCALE



NOTE:
1.) THE ACTUAL PARTS WILL NOT BE NUMBERED; NUMBERS ONLY APPLY TO DRAWING.

Color Shall be Sudan

STEP 1:
USE 1 - PC. STL. PLANTER BODY (1)
1 - PC. STL. BOLT ON PLATE (2)
2 - PCS. 3/16" X 3/4" S.STL. BTN. SKT. HD. CAP SCR. (3)
ATTACH STL. BOLT ON PLATE (2), **SEE OPTIONAL PLATE POSITION LOCATIONS**, TO STL. PLANTER BODY (1), USING 3/16" X 3/4" S.STL. BTN. SKT HD. CAP SCREWS (3).

STEP 2:
MOUNT AND ANCHOR AS SPECIFIED.

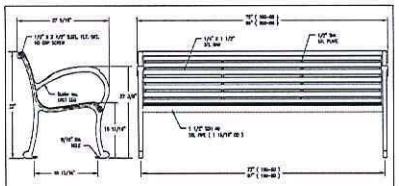
ITEM	QTY	PART NO	DESCRIPTION
1	1	S-440-17X32B-AS	STL BOLT ON PLATE
2	1	S-440-17X32P-AS	STL PLANTER BODY (17" x 32" x 36")
3	3	1-13-088	3/16" X 3/4" SS BTN SKT HD CAP SCR
4	1	S-440B00-4	1/2" x 1 3/4" SS ANCHOR KIT (4PC)
5	1	V-400613-7	5/16" CAP HARDWARE KIT (5PC)

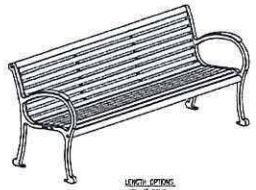
DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE :	NONE	TITLE :	PLANTER
DATE DRAWN :	03/14/13		
DRAWN BY :	RDH	REV.	A
DATE REV. :		DRAWING NUMBER	440-17X32T
REV. BY :			SHEET 2 OF 3

7 **MOVEABLE DECORATIVE PLANTER**
NOT TO SCALE

M:\19-024 AFCU Corporate Housing\ml\01-Ops Building\dwgs\19-024 ML.dwg, 6/21/2022 3:03:29 PM, 1:1





LENGTH OPTIONS
☒ 6' BENCH
☐ 8' BENCH

Color Shall be Black

NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
2.) BENCH IS SHIPPED UNASSEMBLED.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE: NONE	TITLE: BENCH	
DATE: Started 1/10/03		
Revised BY: JSH	REV. D	SHEET 1 OF 2
DATE: REV. - NONE	DRAWING NUMBER: 160 SERIES	
REV. BY: - NONE		

8 **DECORATIVE BENCH**
NOT TO SCALE

REV	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	13 May, 2022	For Review

Designed By: JT / HH
Drafted by: SM / NC
Client Name:
AFCU
19-024 ML

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8579 - AWArchitects.net

Material & Layout Plan - Plaza Details

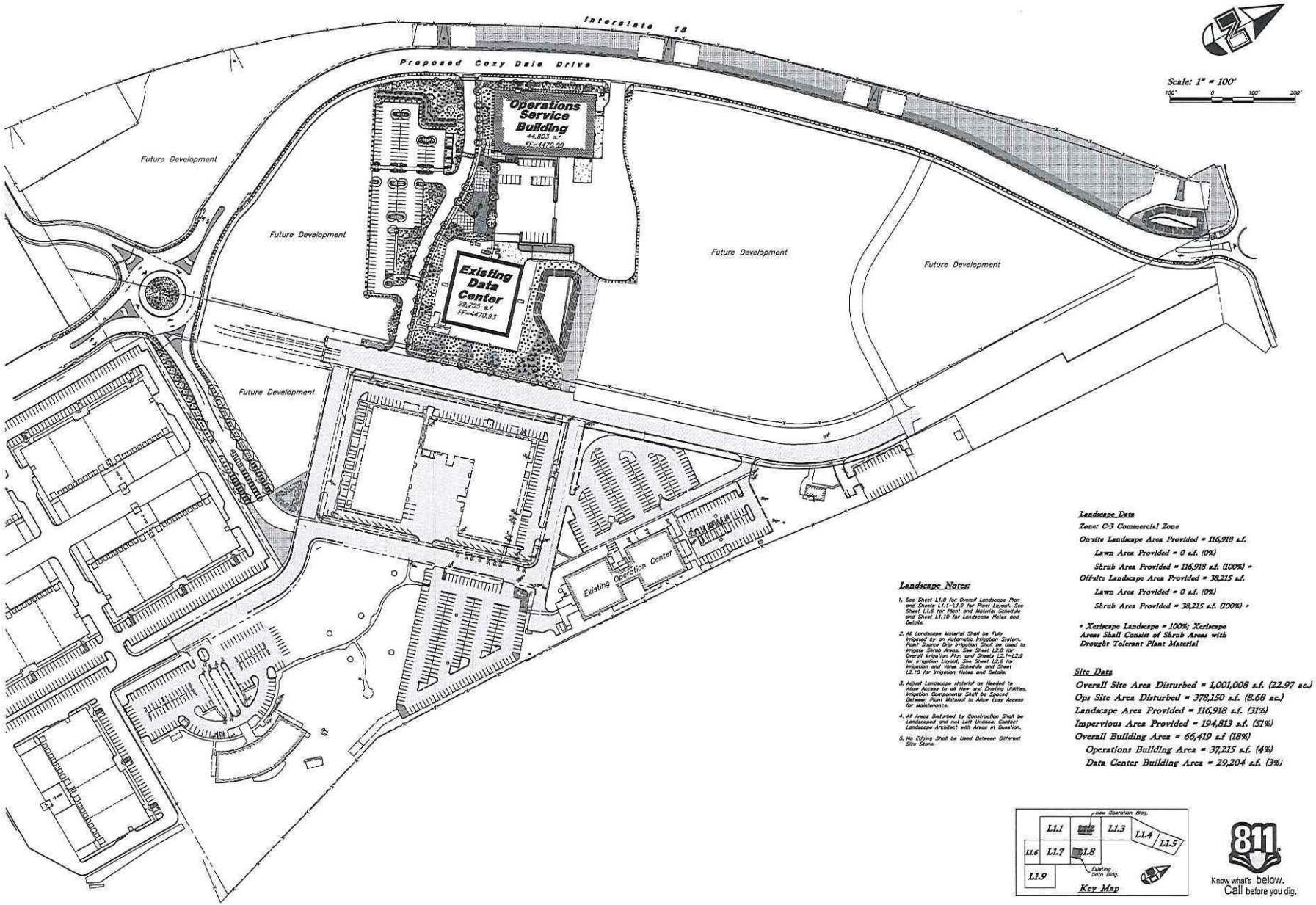
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

Licensed Architect
Jared R. Monnich
No. 7946401-5301
06/21/2022

19 May, 2022

SHEET NO.
ML1.4

N:\19-024 AFCU Corporate Master\plot\01_Ops Pl.dwg-dwgs\19-024 ML1.dwg 6/21/2022 3:01:55 PM, 1:1



Landscape Notes:

1. See Sheet L1.0 for Overall Landscape Plan and Sheets L1.1–L1.8 for Plant Layout. See Sheet L1.8 for Plant and Material Schedule and Sheet L1.10 for Landscape Notes and Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used to Irrigate Shrub Areas. See Sheet L2.0 for Overall Irrigation Plan and Sheets L2.1–L2.9 for Irrigation Layout. See Sheet L2.0 for Irrigation and Valve Schedule and Sheet L2.10 for Irrigation Notes and Details.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
5. No Edging Shall be Used Between Different Site Stone.

Landscape Data

Zone: C-3 Commercial Zone
Onsite Landscape Area Provided = 116,918 s.f.
Lawn Area Provided = 0 s.f. (0%)
Shrub Area Provided = 116,918 s.f. (100%) *
Offsite Landscape Area Provided = 38,215 s.f.
Lawn Area Provided = 0 s.f. (0%)
Shrub Area Provided = 38,215 s.f. (100%) *

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

Site Data

Overall Site Area Disturbed = 1,001,008 s.f. (22.97 ac.)
Ops Site Area Disturbed = 378,150 s.f. (8.68 ac.)
Landscape Area Provided = 116,918 s.f. (31%)
Impervious Area Provided = 194,813 s.f. (51%)
Overall Building Area = 66,419 s.f (18%)
Operations Building Area = 37,215 s.f. (4%)
Data Center Building Area = 29,204 s.f. (3%)

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

No.	Description	Date
3	24 Jun. 2022	Addendum #2
2	18 May. 2022	Addendum #1
1	19 May. 2022	Plan Review

Designed by: JT / NH
Drafted by: SM / NC
Client Name: AFCU
19-024 L0

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

Overall Landscape Plan

AFCU – OPS Building

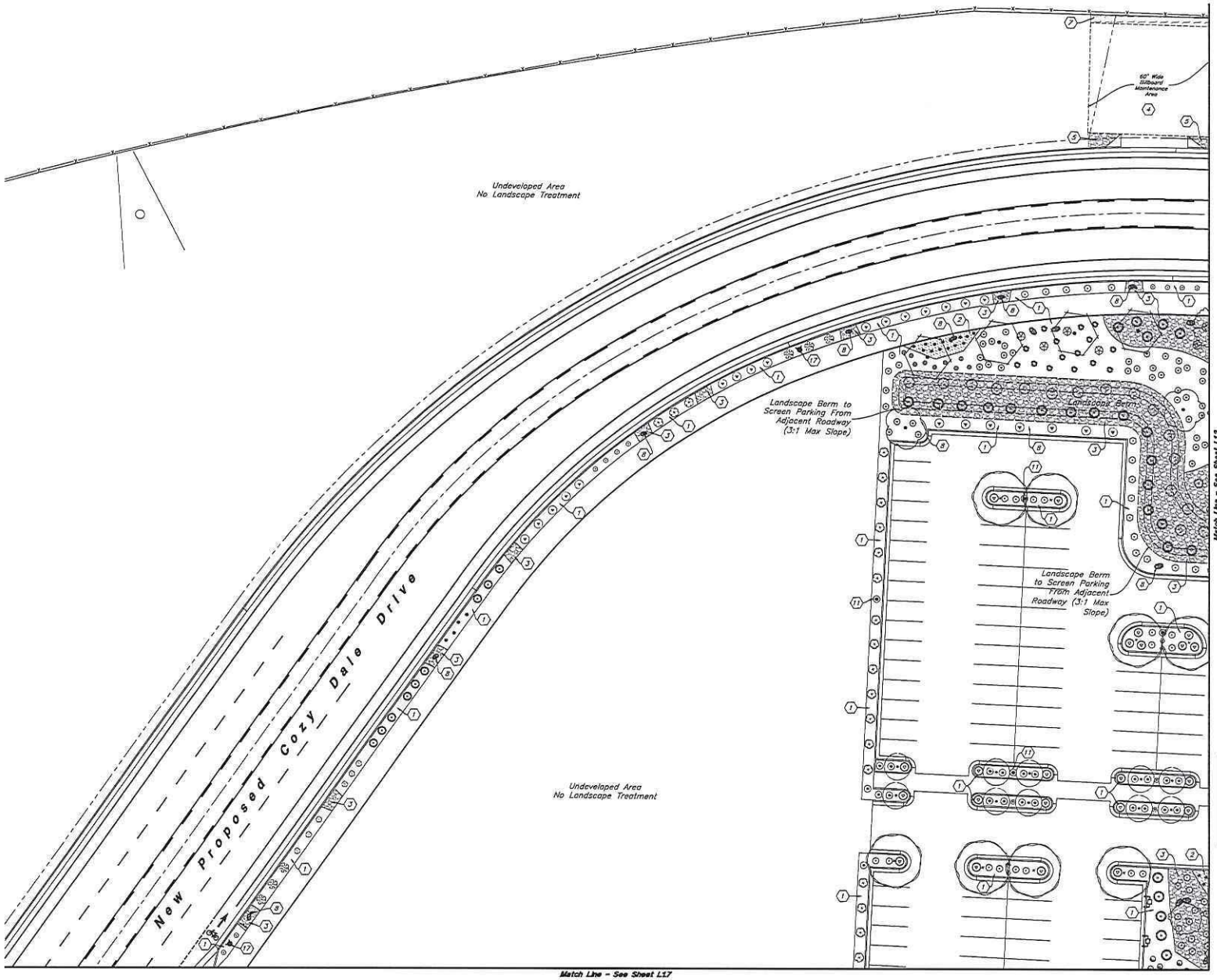
4624 South 1500 West
Riverdale, Utah

Jared R. Monsalu
No. 7509615-5301
05/27/2022
Licensed Landscape Architect
State of Utah

19 May, 2022

SHEET NO.
L1.0

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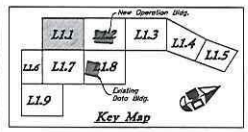
20' 0 20' 40'

Landscape Notes:

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5. No Edging Shall be Used Between Different Size Stone.

Landscape Keynotes

1. Install Shrub Planter with Decorative Stone #1 Over Weed Barrier
2. Install Shrub Planter with Decorative Stone #2 Over Weed Barrier
3. Install Shrub Planter with Decorative Stone #3 Over Weed Barrier
4. Maintenance Area for Billboard; Install Drivable Gravel Surfacing
5. Install Decorative Stone #3 Over Weed Barrier in Roadside Landscape Area
6. Install Decorative Stone #3 Over Weed Barrier Around AFCU Data Center
7. Native Area: Install Revegetation Seed Mix for Areas Disturbed by Construction
8. Install Landscape Boulder
9. Install Decorative Stone #1 Over Weed Barrier in Bottom of Detention Pond
10. Install Decorative Stone #2 Over Weed Barrier on Side of Detention Pond; Interlock and Secure Stone on Hillside
11. Install Light Pole - See Site Elect. Plan; Evenly Space Plant Material Around Light Pole
12. Decorative Bench - See Material Layout Plans for More Detail
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16. Install Decorative Stone in Permanent Detention Pond
17. New Fire Hydrant; See Utility Plan for More Detail; Evenly Space Plant Material Around Hydrant
18. Existing Landscape within the Fenced in Area is Currently Being Managed by AFCU. Stone Outside of the New Fence to the North to Remain; Blend New Stone into Existing



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

REV	DATE	DESCRIPTION
1	18 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	19 May, 2022	Addendum #2
4	19 May, 2022	City Comments

Designed by: JT / MH
Drafted by: SM / MC
Client Name: AFCU
19-024 LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWArch@awinc.net

Landscape Plan

AFCU - OPS Building

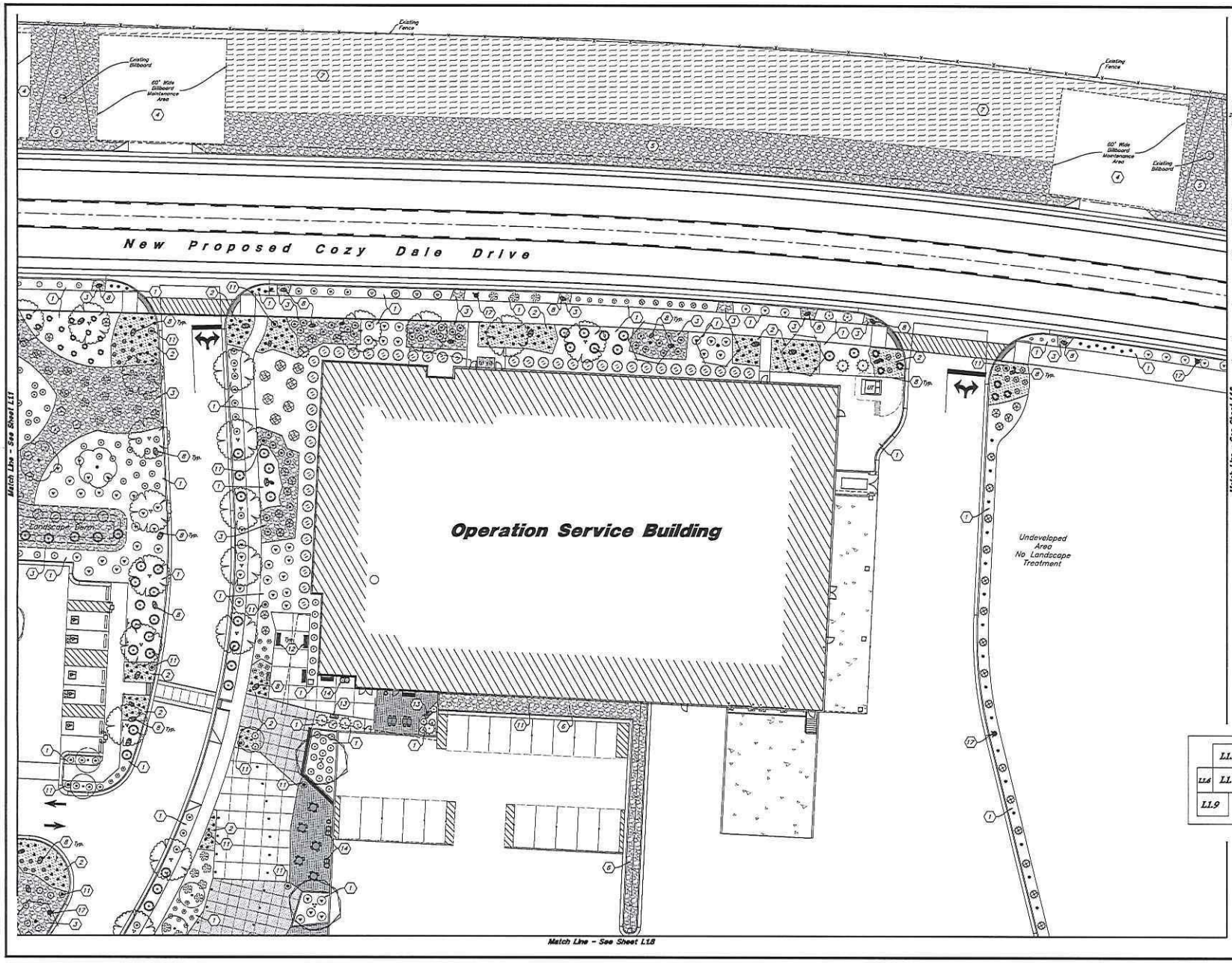
4624 South 1500 West
Riverdale, Utah

Jared S. Mongeau
No. 10461126
Registered Landscape Architect
State of Utah
05/19/2022

19 May, 2022

SHEET NO.
L1.1

W:\19-024 AFCU Corporate Hdtrs\Arch\01 Cvr Sh\dwg\Arch\19-024 L1.1.dwg, 5/19/2022 1:49:23 PM, 1:1



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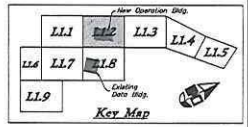
20' 0 20' 40'

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

REV	DATE	DESCRIPTION
4	11 JUL 2022	City Comments
3	31 May 2022	Addendum #1
2	18 May 2022	Addendum #1
1	19 May 2022	Plan Review

Designed by: JT / NH
Drafted by: SM / NE
Client Name: AFCU
19-024 LS

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

Landscape Plan

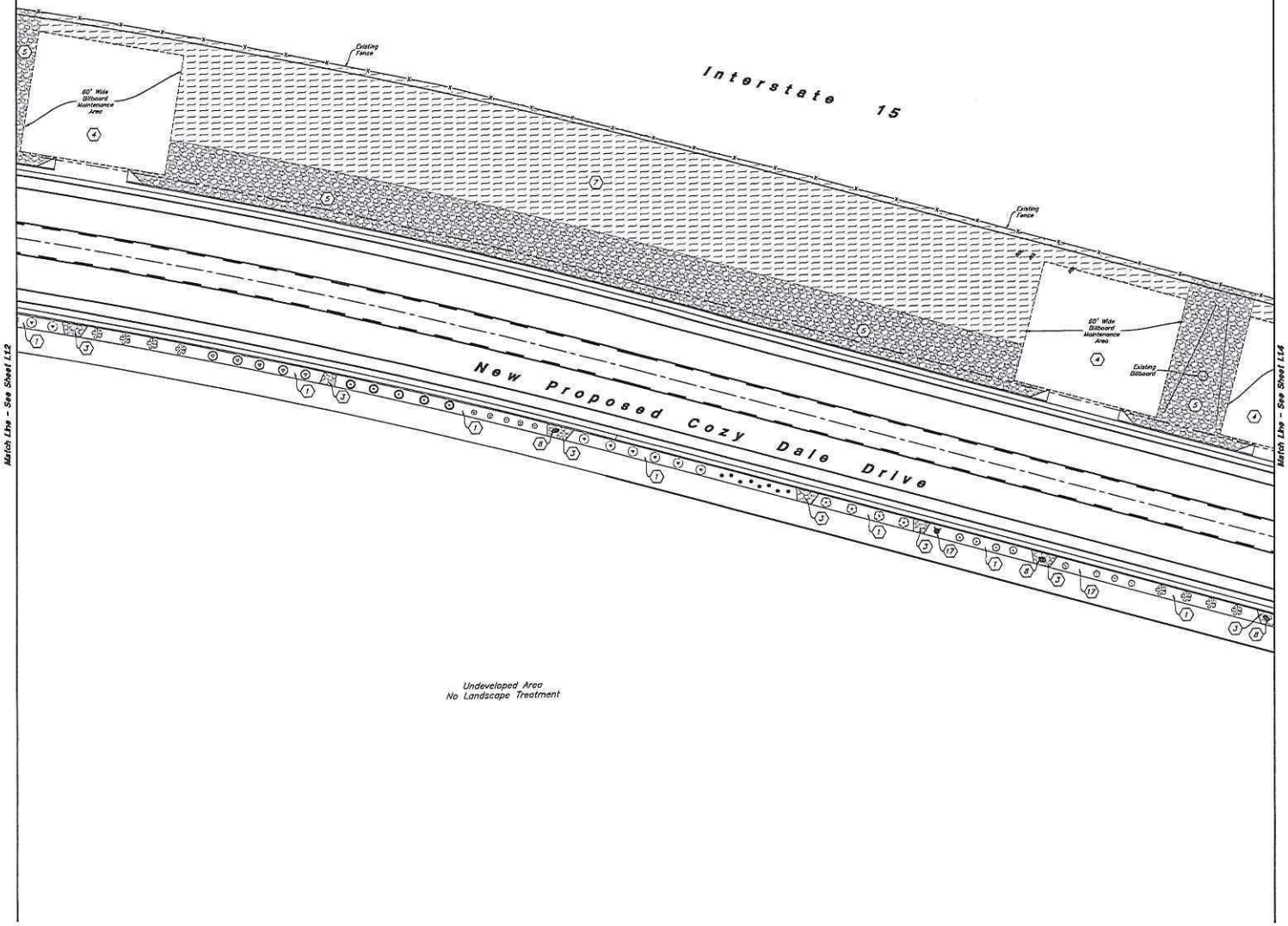
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

Licensed Landscape Architect — Jared R. Manwill — No. 7598251-5301 — 05/27/2022

19 May, 2022

SHEET NO. L1.2

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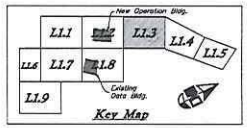
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Key Map

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REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	17 May, 2022	Addendum #1
4	11 Apr, 2022	City Comments

Designed by: JT / NH
Drafted by: SM / NE
Client Name: AFCU
19-024 LS

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

Landscape Plan

AFCU - OPS Building

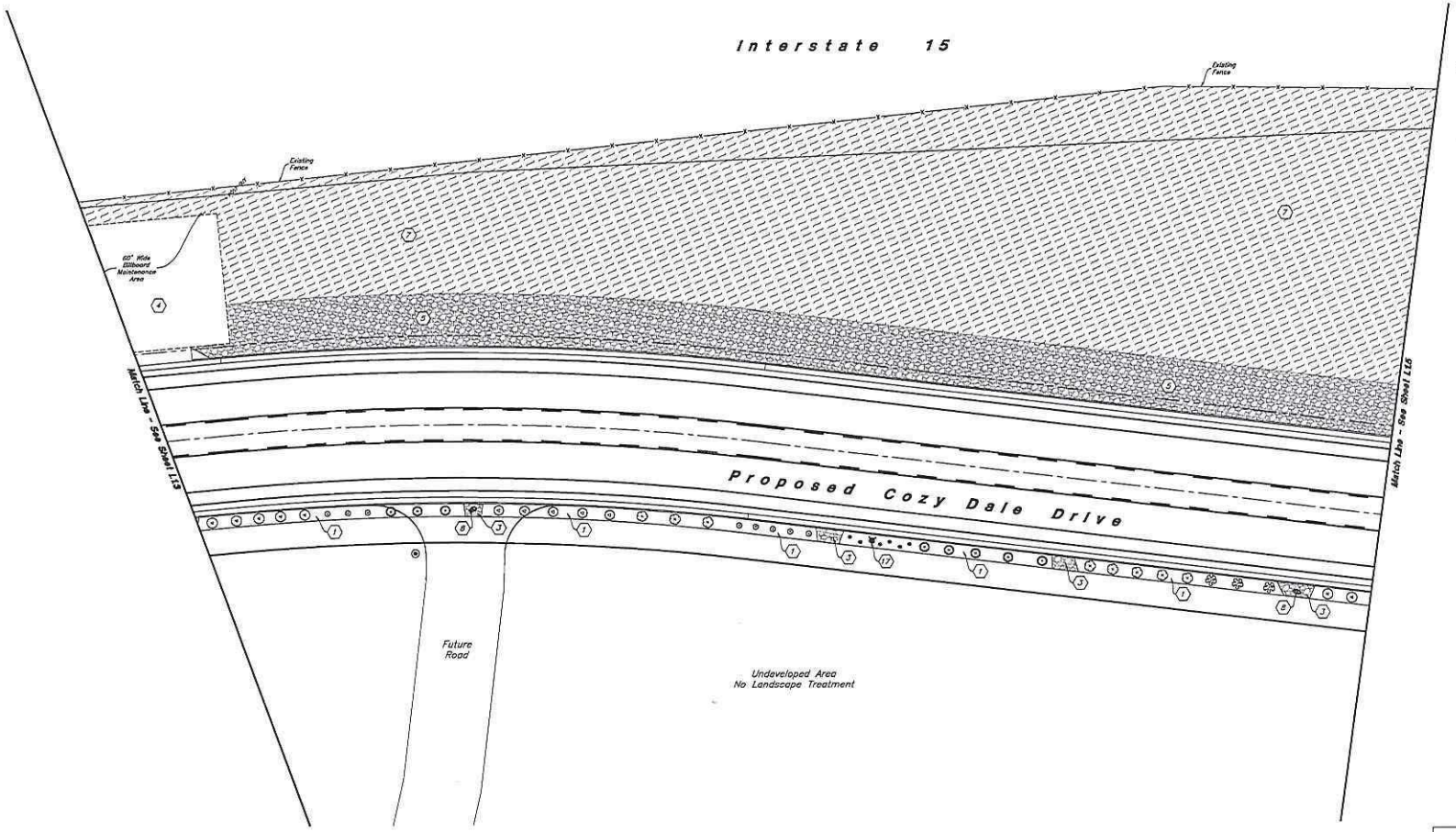
4624 South 1500 West
Riverdale, Utah

Jared S. Mansell
No. 10969726
04/27/2022

19 May, 2022

SHEET NO.
L1.3

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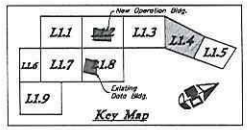
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Key Map

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4	14 Jun. 2022	City Comments
3	27 May. 2022	Addendum #2
2	18 May. 2022	Addendum #1
1	13 May. 2022	Plan Review
REV.	DATE	DESCRIPTION

Designed by: JT / MH
Drafted by: DU / NC
Client Name: AFCU
19-024 LS

ANDERSON WAHLEN & ASSOCIATES
3302 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Landscape Plan

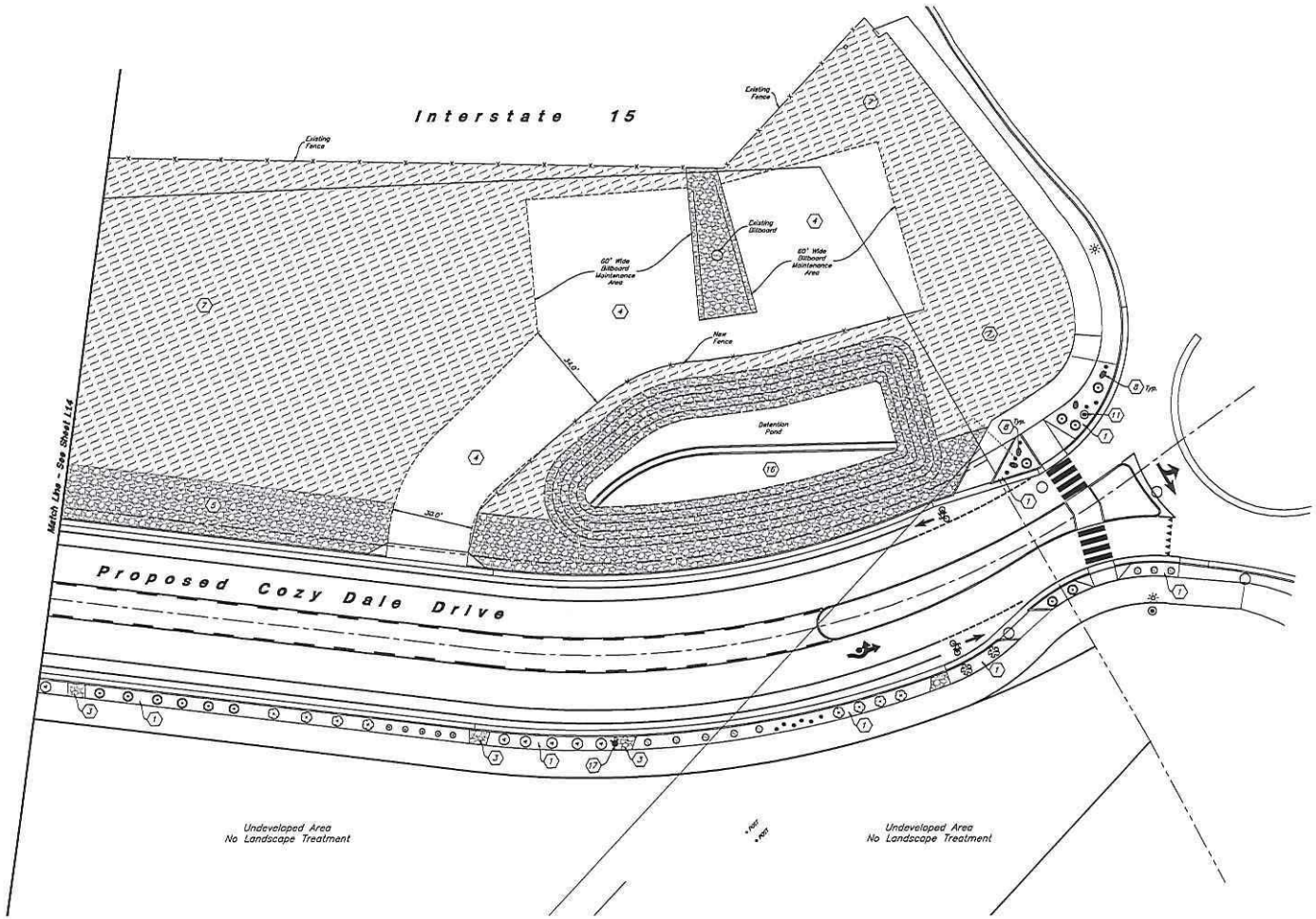
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

Licensed Landscape Architect
Jared S. Manucci
No. 6350126-5301
04/27/2022

19 May, 2022

SHEET NO.
L1.4

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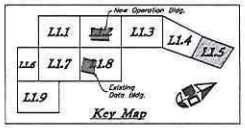
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REV	DATE	DESCRIPTION
1	18 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	27 July, 2022	Addendum #2
4	17 Aug, 2022	City Comments

Designed by: JT / NH
Drafted by: SM / MC
Client Name: AFCU
19-024 LS

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8338 – AWAssociates.net

Landscape Plan

AFCU – OPS Building

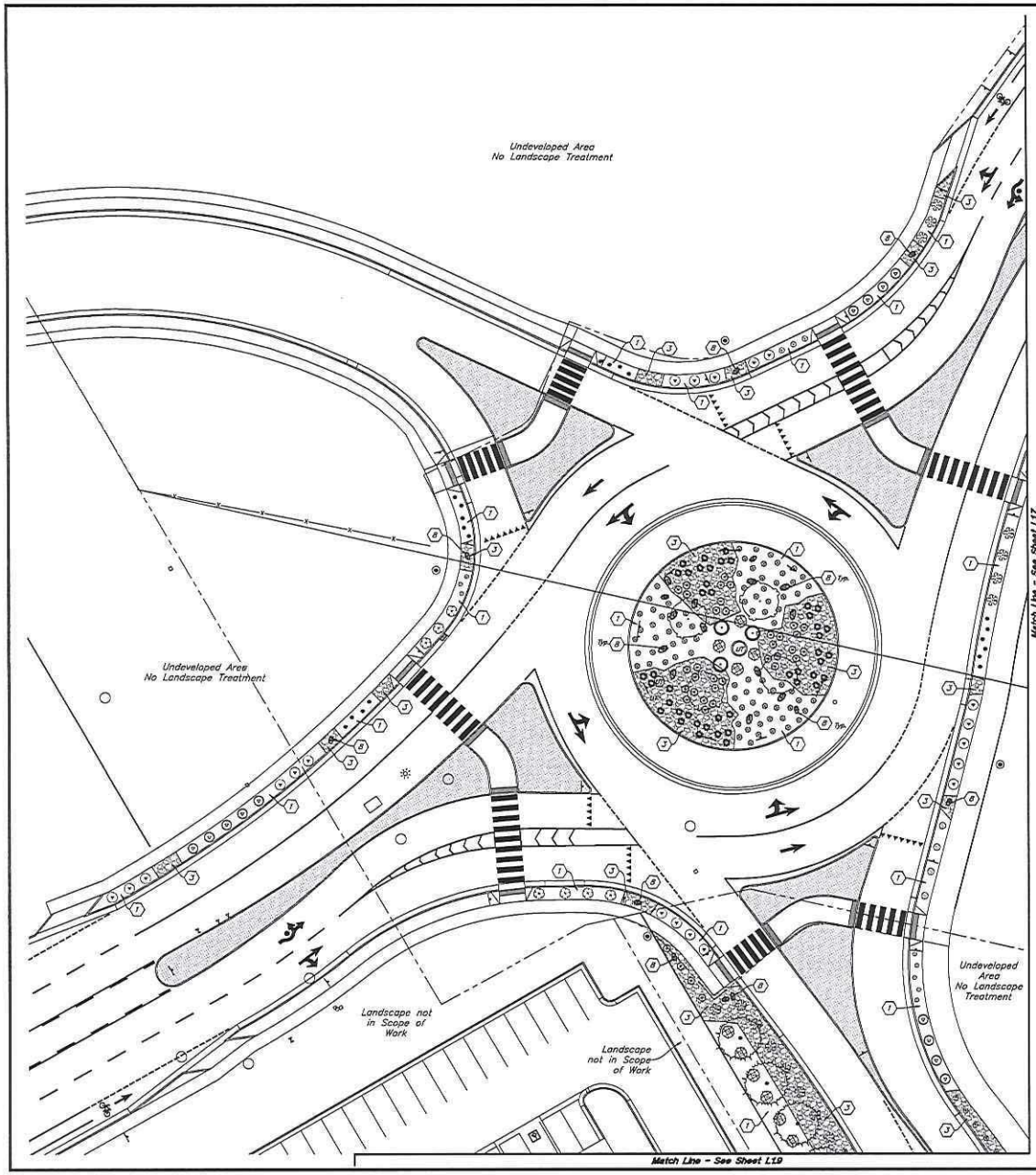
4624 South 1500 West
Riverdale, Utah

Jared R. Mancill
Licensed Landscape Architect
06/21/2022

19 May, 2022

SHEET NO.
L1.5

W:\19-024 AFCU Corporate Masterplan\01_Ops Building\Dwgs\19-024 LS.dwg, 6/21/2022 2:44:17 PM, 1:1



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	17	Quercus robur 'Fastigiata' / Skyrocket English Oak	2" Caliper
	4	Ulmus parvifolia / Chinese Lacebark Elm	2" Caliper
	12	Zelkova serrata 'Musashino' / Musashino Zelkova	2" Caliper
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	3	Picea mariana 'Fastigiata' / Columnar Black Spruce	6-8' Ht.
	8	Pinus nigra / Austrian Black Pine	6-8' Ht.
	9	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' Ht.
ORNAMENTAL TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	5	Malus x 'Prairifire' / Prairifire Crab Apple	2" Caliper
	3	Malus x 'Spring Snow' / Spring Snow Crab Apple	2" Caliper
	11	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2" Caliper
STREET TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	19	Acer campestre / Hedge Maple	2" Caliper
	28	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2" Caliper
	11	Ulmus x 'Morton' / Accolade Elm	2" Caliper
	17	Zelkova serrata 'JFS-KW1' / City Sprite Zelkova	2" Caliper
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	69	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal
	102	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	2 gal
	63	Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	5 gal
	36	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	94	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	48	Mirabilis multiflora / Desert Four O'Clock	2 gal
	48	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal
	50	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	2 gal
	86	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	225	Rhus aromatica 'Autumn Amber' / Autumn Amber Sumac	2 gal
	7	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal
	124	Rosa x 'Meizerbil' / Crimson Meidiland Rose	2 gal
	33	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	2 gal
	92	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	2 gal
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	85	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass	2 gal
	100	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	2 gal
	46	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	2 gal
	56	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	2 gal
PERENNIALS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	164	Nepeta x faassenii 'Dropmore' / Catmint	1 gal
	19	Penstemon eatonii / Firecracker Penstemon	1 gal
	54	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 gal
	133	Salvia x superba 'May Night' / May Night Salvia	1 gal
	23	Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet	1 gal
EVERGREEN SHRUB	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	32	Arctostaphylos x coloradensis 'Panchita' / Panchita Manzanita	5 gal
	14	Buxus x 'Green Mountain' / Green Mountain Boxwood	5 gal
	165	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	138	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
	28	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	5 gal
	267	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
	31	Taxus x media 'Dark Green Spreading' / Yew	5 gal

Scale: 1" = 20'

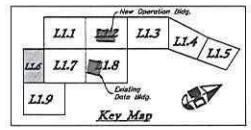
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811 Know what's below. Call before you dig.

REV#	DATE	DESCRIPTION
3	23 JUN. 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	18 May, 2022	Plan Review

Designed by: JT / NH
Drafted by: DH / NC
Client Name: AFCU
19-024 LD

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

Landscape Plan & Schedule

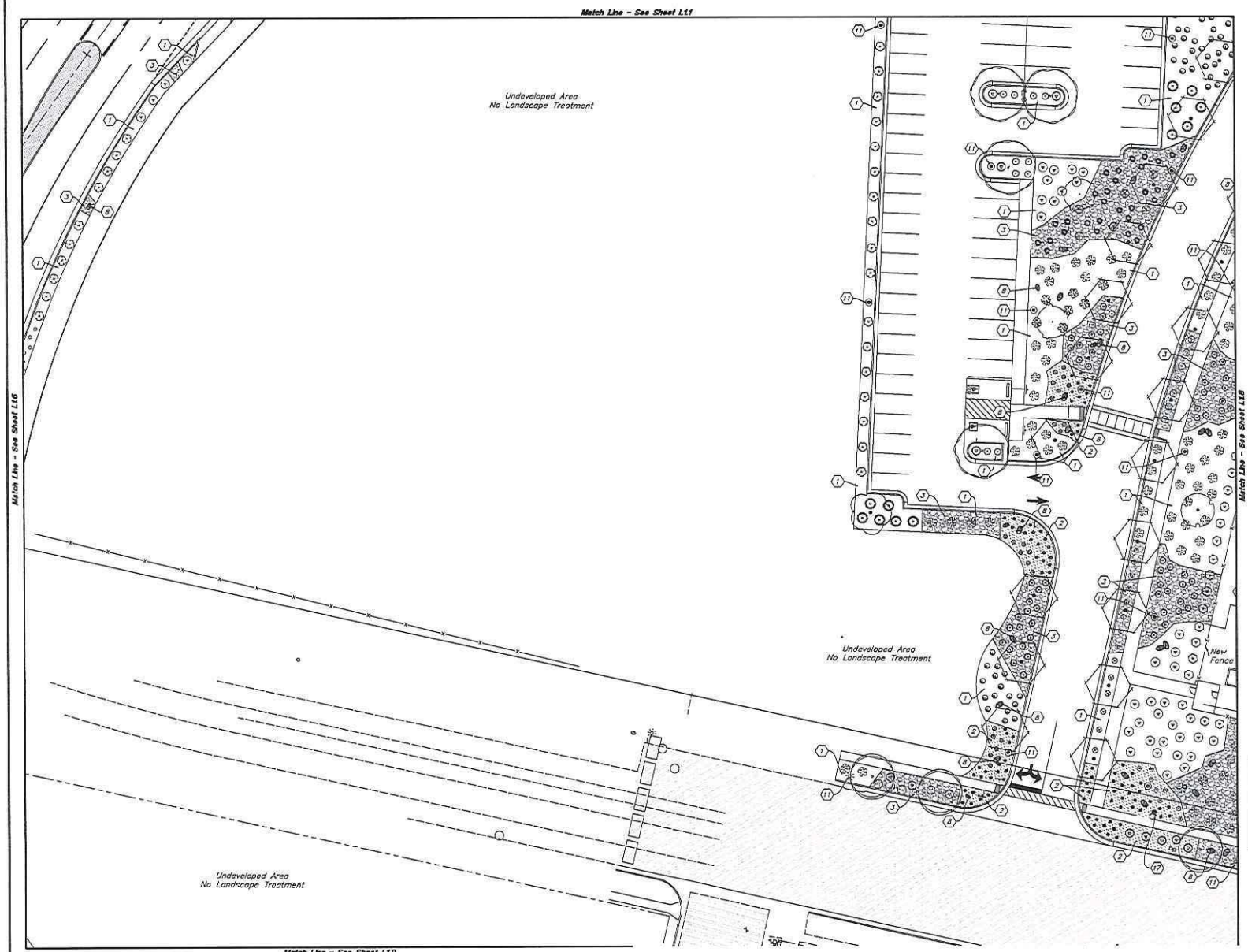
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

Jared R. Manocchi
No. 9009-1301
05/19/2022

19 May, 2022

SHEET NO.
L1.6



Scale: 1" = 20'

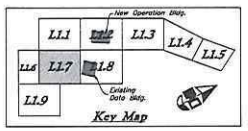
20' 0 20' 40'

Landscape Notes:

1. See Sheet L1.0 for Overall Landscape Plan and Sheets L1.1–L1.9 for Plant Layout. See Sheet L1.6 for Plant and Material Schedule and Sheet L1.10 for Landscape Notes and Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Plant Source Drip Irrigation Shall be Used to Irrigate Shrub Areas. See Sheet L2.0 for Overall Irrigation Plan and Sheets L2.1–L2.9 for Irrigation Layout. See Sheet L2.9 for Irrigation and Valve Schedule and Sheet L2.10 for Irrigation Notes and Details.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
5. No Edging Shall be Used Between Different Size Stone.

Landscape Keynotes

1. Install Shrub Planter with Decorative Stone #1 Over Weed Barrier
2. Install Shrub Planter with Decorative Stone #2 Over Weed Barrier
3. Install Shrub Planter with Decorative Stone #3 Over Weed Barrier
4. Maintenance Area for Billboard; Install Drivable Gravel Surfacing
5. Install Decorative Stone #3 Over Weed Barrier in Roadside Landscape Area
6. Install Decorative Stone #3 Over Weed Barrier Around AFCU Data Center
7. Native Area; Install Revegetation Seed Mix for Areas Disturbed by Construction
8. Install Landscape Boulder
9. Install Decorative Stone #1 Over Weed Barrier in Bottom of Detension Pond
10. Install Decorative Stone #2 Over Weed Barrier on Side of Detention Pond; interlock and Secure Stone on Hillside
11. Install Light Pole – See Site Elect. Plan; Evenly Space Plant Material Around Light Pole
12. Decorative Bench – See Material Layout Plans for More Detail
13. Decorative Rock Bench – See Material Layout Plans for More Detail
14. Decorative Moveable Planter – See Material Layout Plans for More Detail
15. Install Revegetation Seed Mix in Temporary Detention Pond
16. Install Decorative Stone in Permanent Detention Pond
17. New Fire Hydrant; See Utility Plan for More Detail; Evenly Space Plant Material Around Hydrant
18. Existing Landscape within the Fenced in Area is Currently Stone Renovated by AFCU; Stone Outside of the New Fence to the North to Remain; Blend New Stone into Existing



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

NO.	DATE	DESCRIPTION
1	14 JUN. 2022	City Comments
2	27 May, 2022	Addendum #2
3	19 May, 2022	Addendum #1
4	19 MAY, 2022	Permit Set

Designed by: JT / NH
Drafted by: SM / NE
Client Name: AFCU
19-024 LS

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

Landscape Plan

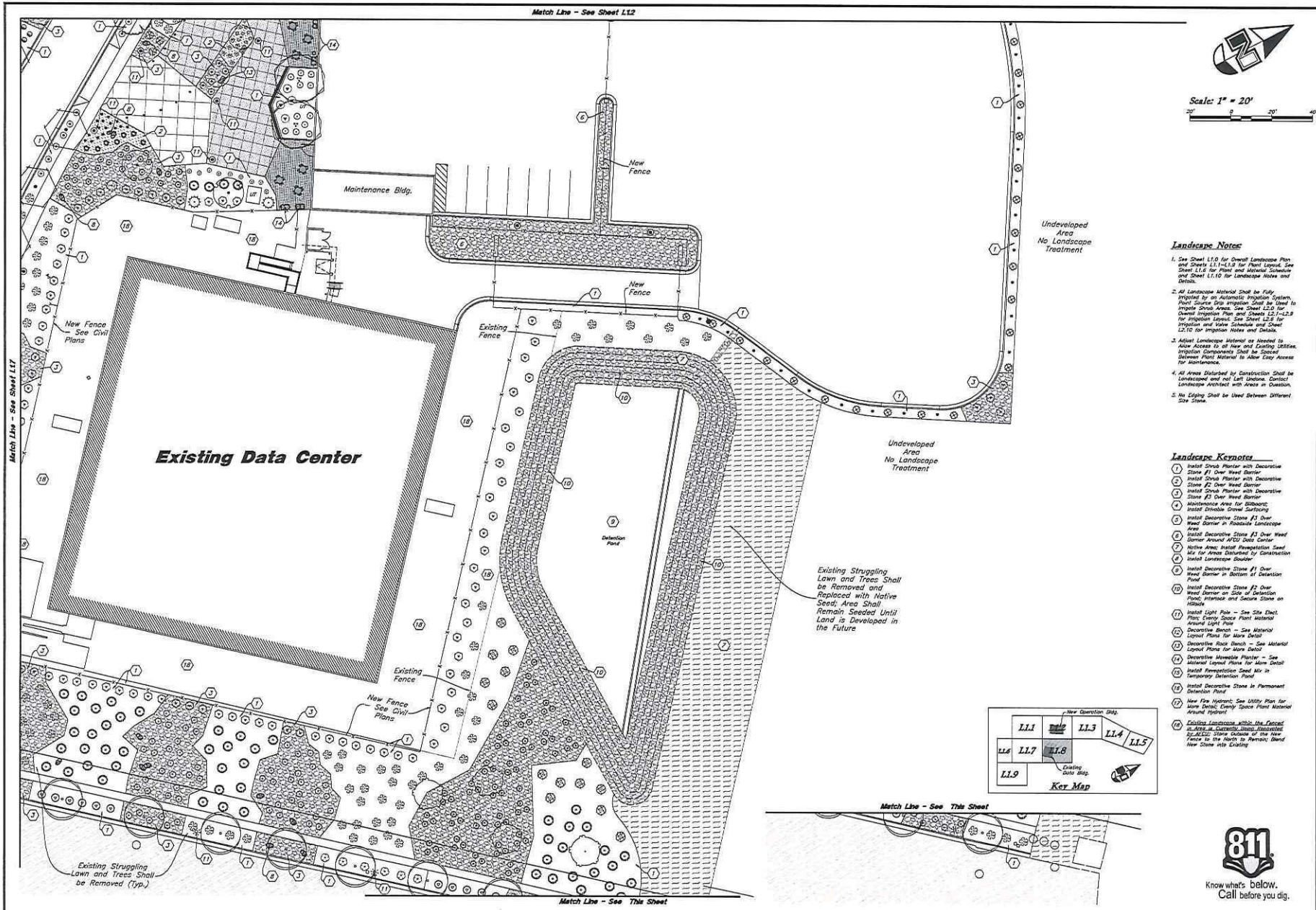
AFCU – OPS Building
4624 South 1500 West
Riverdale, Utah

Jared R. Monsen
No. 7596151-5301
06/21/2022

19 May, 2022

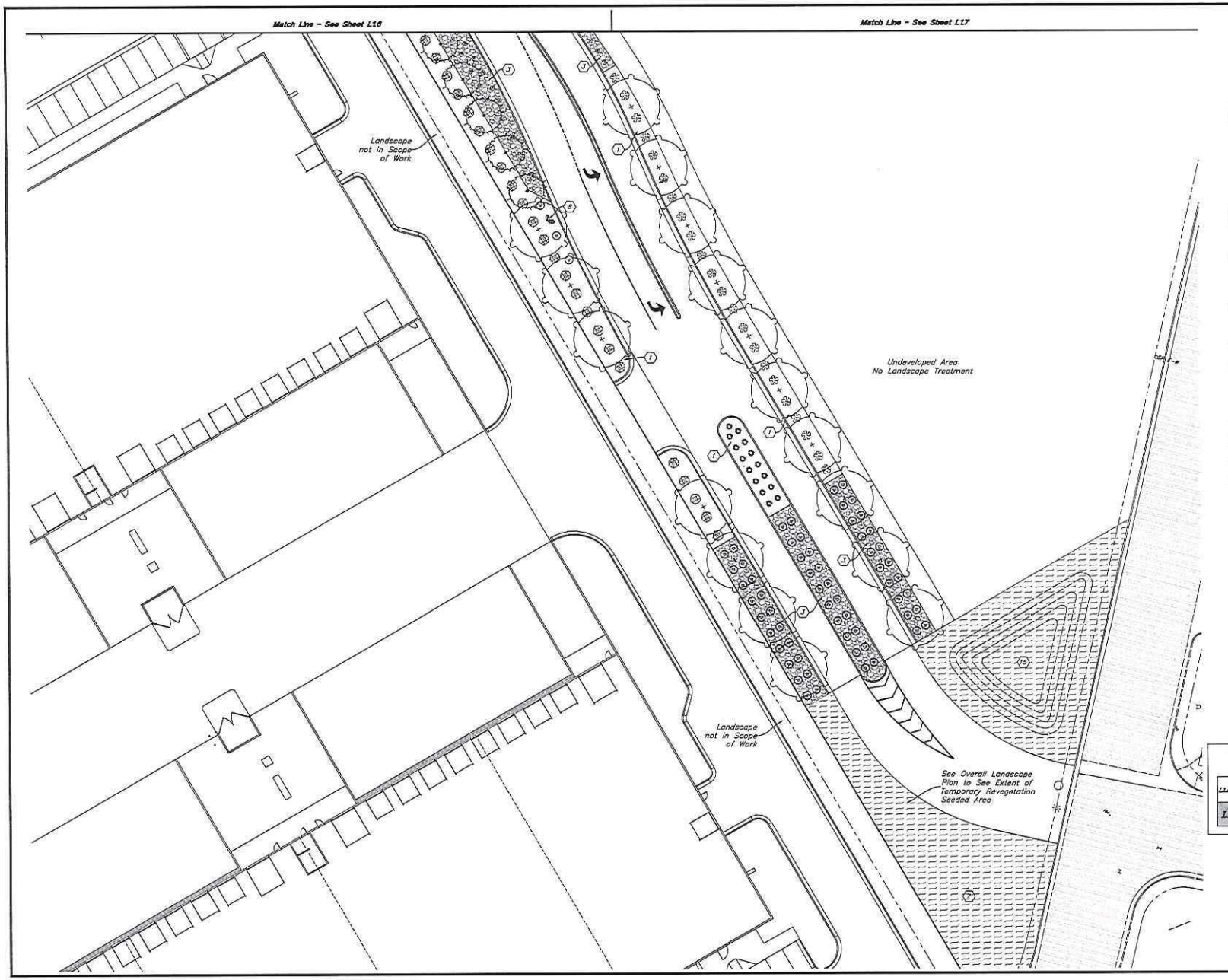
SHEET NO.
L1.7

N:\19-024 AFCU Corporate Headquarters\01_Ops Building\dwg\19-024 LS Dwg, 6/21/2022 7:04:05 PM, 1:1



REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	28 Apr, 2022	Addendum #1
3	14 Jan, 2022	Addendum #1

R:\19-024 AFCU Corporate Campus\Civil\OPS_Office Building\dwgs\19-024 L1.8.dwg, 4/21/2022 2:33:08 PM, 1:1

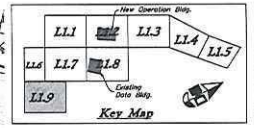


Landscape Notes:

1. See Sheet L1.0 for Overall Landscape Plan and Sheets L1.1–L1.9 for Plant Layout. See Sheet L1.6 for Plant and Material Schedule and Sheet L1.10 for Landscape Notes and Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Point Source Drip Irrigation Shall be Used to Irrigate Shrub Areas. See Sheet L2.0 for Overall Irrigation Plan and Sheets L2.1–L2.9 for Irrigation Layout. See Sheet L2.6 for Irrigation and Valve Schedule and Sheet L2.10 for Irrigation Notes and Details.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
5. No Edging Shall be Used Between Different Size Stone.

Landscape Keynotes

1. Install Shrub Planter with Decorative Stone #1 Over Weed Barrier
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3. Install Shrub Planter with Decorative Stone #3 Over Weed Barrier
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18. Existing Landscape within the Fenced in Area is Currently Being Renovated by AFCU. Stone Outside of the New Fence to the North to Remain; Blend New Stone into Existing



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

#	Date	Description
4	14 JUL 2022	City Comments
3	27 May, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 Dec, 2021	Plan Review
REV	DATE	DESCRIPTION

Designed by: JT / MH
Drafted by: SM / MC
Client Name: AFCU
19-024 LS

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

Landscape Plan

AFCU – OPS Building
4624 South 1500 West
Riverdale, Utah

Jared R. Mansell
No. 9246-5501
05/31/2022
Registered Landscape Architect
State of Utah

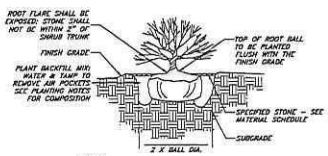
19 May, 2022

SHEET NO. L1.9

L1.9 AFCU Campus Master Plan_OPS Building.dwg 5/19/2022 2:20:21 PM

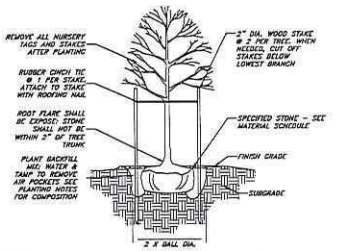
General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. The contractor must notify the Landscape Architect prior to submitting a bid if the contractor determines a quantity deficiency or availability problem with specified material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. Import topsoil as needed. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
17. Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall be slightly bermed up in the middle and receive 12 inches of topsoil.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
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 stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed after installation.
23. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Ties #CT32.
24. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

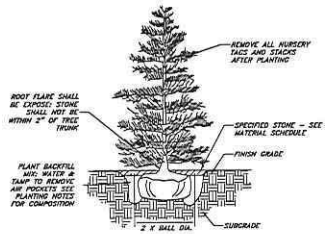


NOTE:
1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STAKES AFTER PLANTING.

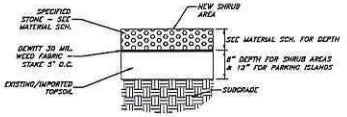
1 SHRUB PLANTING
NOT TO SCALE



2 DECIDUOUS TREE PLANTING
NOT TO SCALE



3 EVERGREEN TREE PLANTING
NOT TO SCALE



4 LANDSCAPE PREPARATION
NOT TO SCALE



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

5 LANDSCAPE BOULDER
NOT TO SCALE

Landscape Notes:

1. See Sheet L1.0 for Overall Landscape Plan and Sheets L1.1-L1.9 for Plant Layout. See Sheet L1.6 for Plant and Material Schedule and Sheet L1.10 for Landscape Notes and Details.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Plant Source Drip Irrigation Shall be Used to Irrigate Shrub Areas. See Sheet L2.0 for Overall Irrigation Plan and Sheets L2.1-L2.9 for Irrigation Layout. See Sheet L2.8 for Irrigation and Valve Schedule and Sheet L2.10 for Irrigation Notes and Details.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
5. No Edging Shall be Used Between Different Size Stone.

Revegetation Seed Mix

Scientific Name	Common Name	Hydroseeding Rate (lbs Pure Live Seed/Acre)
Agropyron sriatatum	'Ephraim' Crested Wheatgrass	5.0
Elymus trachycaulus ssp. trachycaulus	Slender Wheatgrass	6.0
Festuca ovina	Sheep Fescue	2.0
Sporobolus cryptandrus	Sand Dropseed	0.3
	Total	15.3

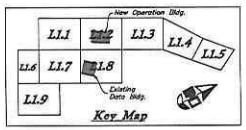
Revegetation Seeding Notes:

1. Existing Topsoil Shall be Salvaged and Used in Seeding Areas.
2. Broadcast Seeding Shall be Used and Done at a Rate of 2 Times the Seeding Rate. Seed Shall be Raked in Areas to Provide Good Seed to Soil Contact. See Table Above for Seed Mixture and Application Rate. Apply Fertilizer per Soil Report Recommendation
3. Install Seed in the Spring or in the Fall to Take Advantage of Seasonal Precipitation. Seeded Areas Shall not Receive Temporary or Permanent Irrigation. Provide Temporary Hand Watering as Needed by a Water Truck and Hoses.
4. Seed Mix Shall be Obtained from a Local Source.

6 REVEGETATION SEED MIX
Not to Scale

MATERIAL SCHEDULE

Symbol	Comments	
	Decorative Stone #1 – Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 2" Diameter Fractured Stone from Staker Parsons Copper Canyon Mt (385-239-0804); Submit Sample for Approval	Detail: 4/L1.10
	Decorative Stone #2 – Install a (3) Three Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan (Accent Areas); Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2" Diameter Fractured Perma Bark From Staker Parsons (385-239-0804); Submit Sample for Approval	Detail: 4/L1.10
	Decorative Stone #3 – Install a (6) Six Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan; Stone Shall be Washed Prior to Installation; Stone Shall be 3-5" Diameter Fractured Tan Colored Stone From Brown's Canyon; Submit Sample for Approval	Detail: 4/L1.10
	Gravel Surfacing – Install in Billboard Maintenance Area Where Shown on Plan; Stone Shall be Inexpensive and be Drivable for Maintenance Vehicles; Stone Shall be a 1 1/2" in Diameter, Fractured and Earthy Tone Colors to Match Adjacent Decorative Stone	None
	Landscape Boulder – Boulders Shall be 3-4' in Diameter, Angular, and Match Decorative Stone Color Brown's Canyon); Boulders Shall be Recessed into Ground and Washed Upon Completion of Installation; Submit Photo for Approval	Detail: 5/L1.10
	Native Area – Native Area to be Protected; Areas Damaged Due to Construction Shall be Graded and Reseeded with a Revegetation Seed Mix; See Detail for More Information	Detail: 6/L1.10



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

#	DATE	DESCRIPTION
4	17 JUL 2022	City Comments
3	27 May, 2022	Addendum #2
2	19 May, 2022	Addendum #1
1	19 MAY, 2022	Plan Review

Designed by: JT / NH
Drafted by: DH / NE
Client Name: AFCU
19-024 LS

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

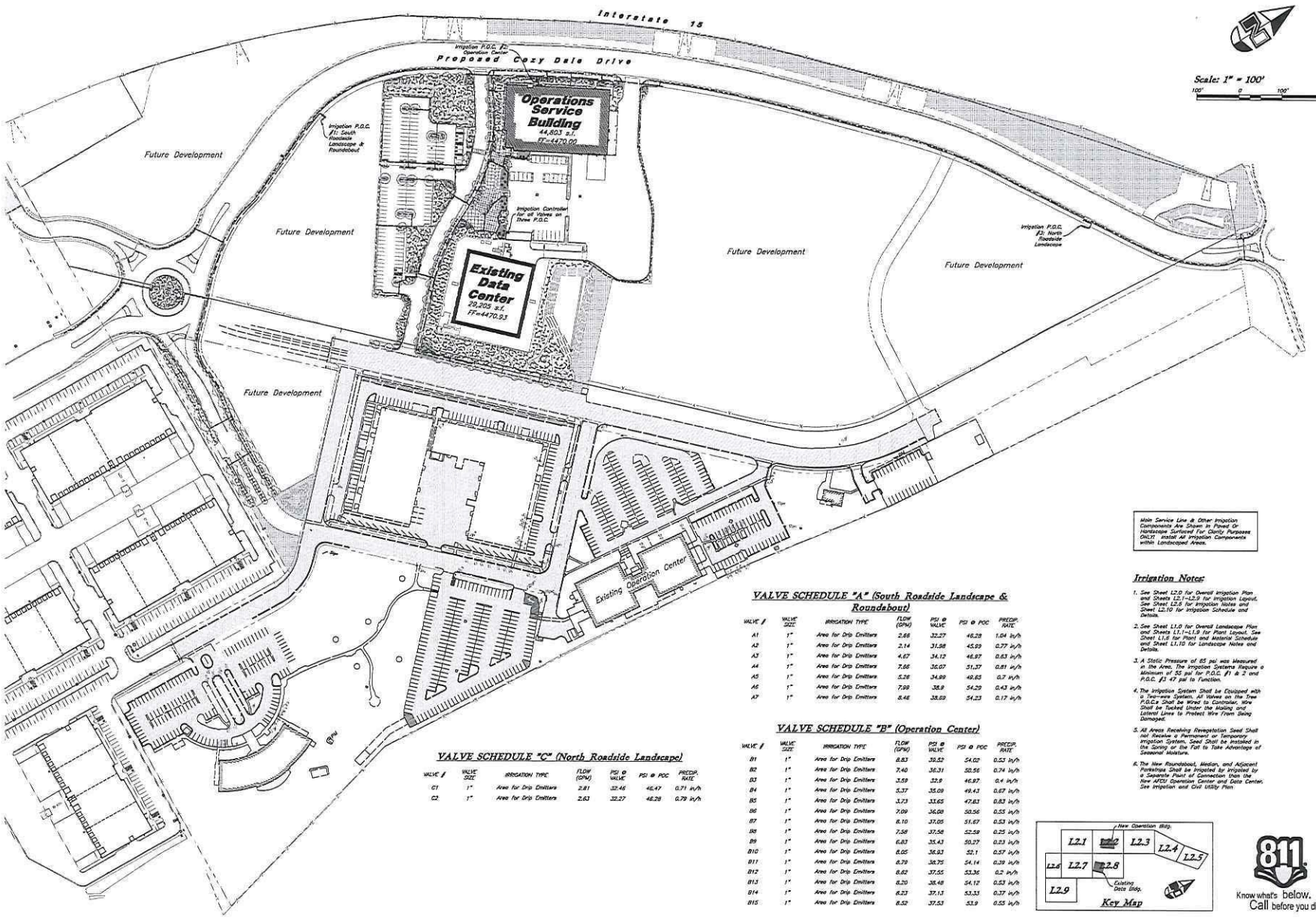
Landscape Notes & Details
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

Jared T. Hancock
No. 7649-2201
05/19/2022
Professional Landscape Architect
State of Utah

19 May, 2022

SHEET NO.
L1.10

R:\19-024 AFCU Corporate Navigation\01_Dgn_Building\dwgs\19-024 L5.dwg 6/21/2022 2:17:53 PM NE



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

Irrigation Notes:

1. See Sheet L2.0 for Overall Irrigation Plan and Sheets L2.1–L2.9 for Irrigation Layout. See Sheet L2.5 for Irrigation Notes and Sheet L2.10 for Irrigation Schedule and Details.
2. See Sheet L1.0 for Overall Landscape Plan and Sheets L1.1–L1.9 for Plant Layout. See Sheet L1.5 for Plant and Material Schedule and Sheet L1.10 for Landscape Notes and Details.
3. A Static Pressure of 65 psi was Measured in the Area. The Irrigation Systems Require a Minimum of 55 psi for P.O.C. #1 & 2 and P.O.C. #3 47 psi to Function.
4. The Irrigation System Shall be Equipped with a Two-wire System. All Valves on the Tree P.O.C.s Shall be Wired to Controller. Wire Shall be Tucked Under the Mulch and Lateral Lines to Protect Wire From Being Damaged.
5. All Areas Receiving Revegetation Seed Shall not Receive a Permanent or Temporary Irrigation System. Seed Shall be Installed in the Spring or the Fall to Take Advantage of Seasonal Moisture.
6. The New Roundabout, Median, and Adjacent Parkstrips Shall be Irrigated by Irrigated by a Separate Point of Connection than the New AFCU Operation Center and Data Center. See Irrigation and Civil Utility Plan.

VALVE SCHEDULE "A" (South Roadside Landscape & Roundabout)

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI @ VALVE	PSI @ POC	PRECIP. RATE
A1	1"	Area for Drip Emitters	2.66	32.27	46.28	1.04 in/h
A2	1"	Area for Drip Emitters	2.14	31.98	45.99	0.77 in/h
A3	1"	Area for Drip Emitters	4.67	34.12	48.97	0.63 in/h
A4	1"	Area for Drip Emitters	7.66	36.07	51.37	0.81 in/h
A5	1"	Area for Drip Emitters	5.26	34.99	49.65	0.7 in/h
A6	1"	Area for Drip Emitters	7.98	38.9	54.29	0.43 in/h
A7	1"	Area for Drip Emitters	8.46	38.69	54.23	0.17 in/h

VALVE SCHEDULE "B" (Operation Center)

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI @ VALVE	PSI @ POC	PRECIP. RATE
B1	1"	Area for Drip Emitters	8.83	35.52	54.02	0.53 in/h
B2	1"	Area for Drip Emitters	7.40	36.31	50.56	0.74 in/h
B3	1"	Area for Drip Emitters	3.59	32.9	46.87	0.4 in/h
B4	1"	Area for Drip Emitters	5.37	35.09	49.43	0.67 in/h
B5	1"	Area for Drip Emitters	3.73	33.65	47.83	0.83 in/h
B6	1"	Area for Drip Emitters	7.09	36.09	50.56	0.55 in/h
B7	1"	Area for Drip Emitters	8.10	37.05	51.67	0.53 in/h
B8	1"	Area for Drip Emitters	7.58	37.56	52.59	0.25 in/h
B9	1"	Area for Drip Emitters	6.83	35.43	50.27	0.23 in/h
B10	1"	Area for Drip Emitters	8.05	36.93	52.1	0.57 in/h
B11	1"	Area for Drip Emitters	8.79	38.75	54.14	0.39 in/h
B12	1"	Area for Drip Emitters	8.62	37.55	53.36	0.2 in/h
B13	1"	Area for Drip Emitters	8.20	38.48	54.12	0.53 in/h
B14	1"	Area for Drip Emitters	8.23	37.13	53.33	0.37 in/h
B15	1"	Area for Drip Emitters	8.52	37.53	53.9	0.55 in/h

VALVE SCHEDULE "C" (North Roadside Landscape)

VALVE #	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI @ VALVE	PSI @ POC	PRECIP. RATE
C1	1"	Area for Drip Emitters	2.81	32.46	46.47	0.71 in/h
C2	1"	Area for Drip Emitters	2.63	32.27	46.28	0.79 in/h

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

REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review #1
2	27 May, 2022	Addendum #1
3	31 JUL 2022	Addendum #2

Designed by: JT / NH
Drafted by: SH / NE
Client Name: AFCU
19-024 IP

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

Overall Irrigation Plan

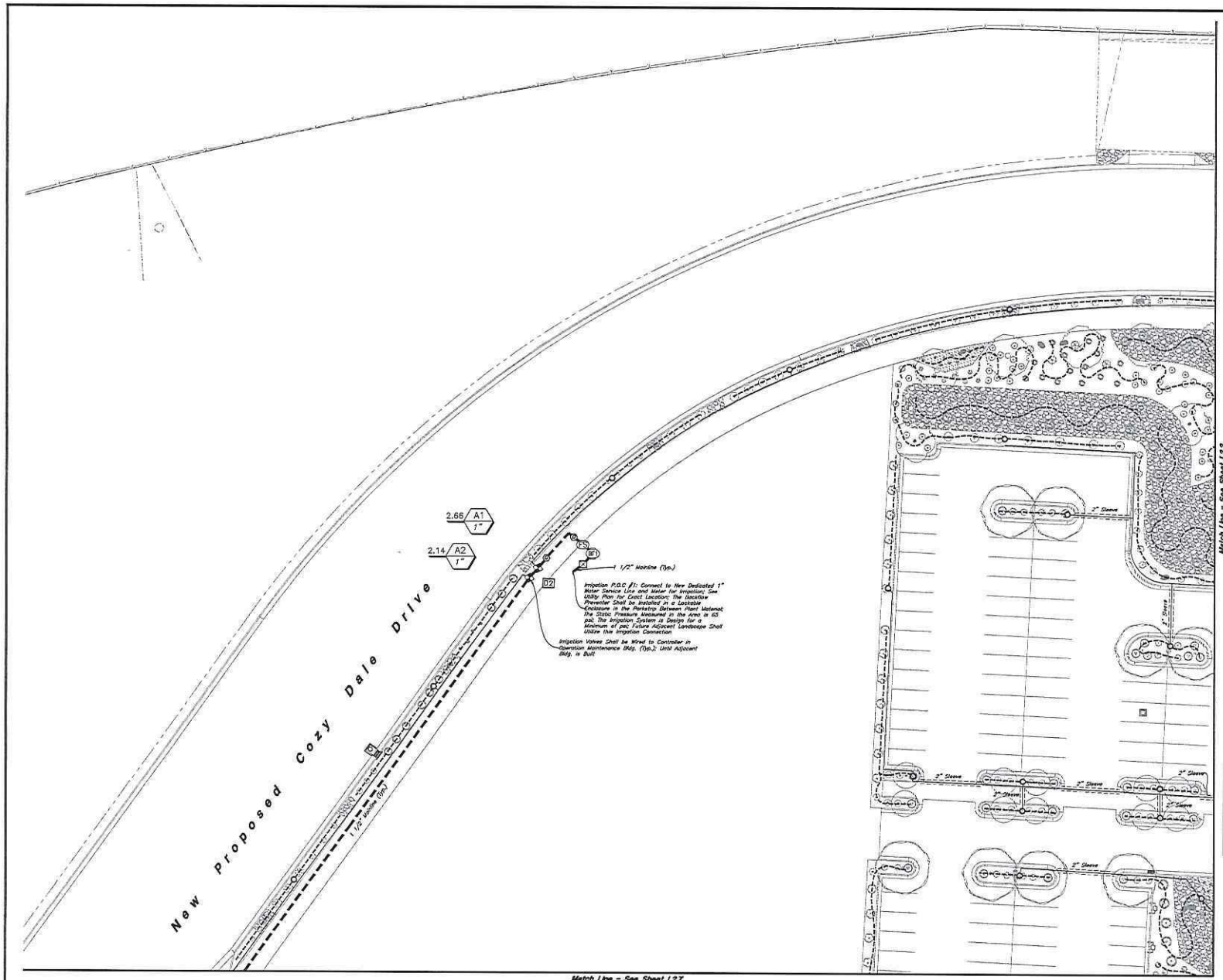
AFCU – OPS Building

4624 South 1500 West
Riverdale, Utah

Licensed Landscape Architect — Jared R. Mancil — 05/21/2022

19 May, 2022

SHEET NO. L2.0



REV	DATE	DESCRIPTION
1	18 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	24 Jun, 2022	Addendum #2

Designed by: JT / HH
Drafted by: SM / HC
Client Name: AFCU
19-024 IR

ANDERSON WAHLEN & ASSOCIATES
2010 South Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Irrigation Plan

AFCU - OPS Building

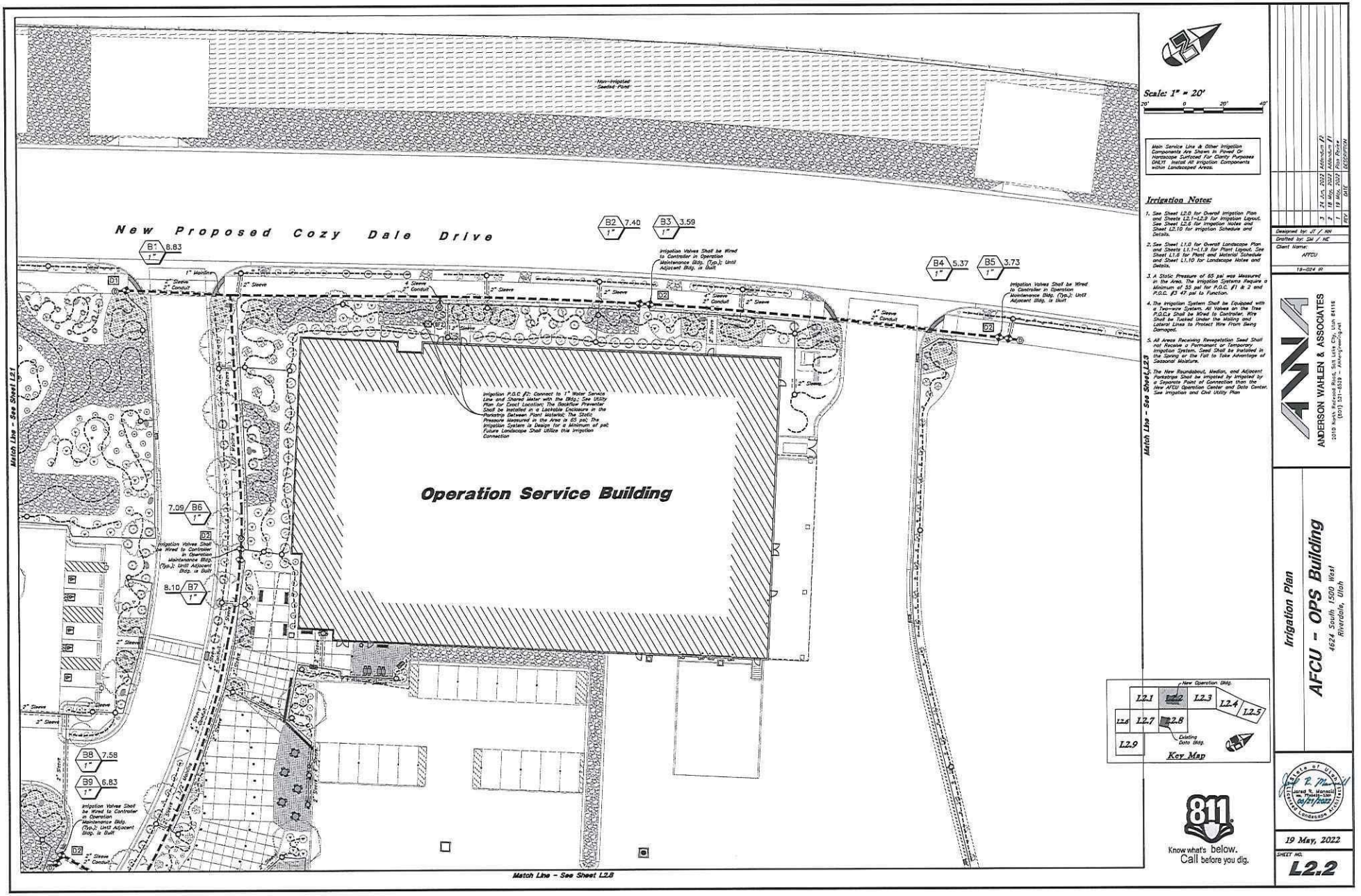
4624 South 1500 West
Riverdale, Utah

Jared R. Morreale
No. 9166476-5301
05/27/2022

19 May, 2022

SHEET NO.
L2.1

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REV	DATE	DESCRIPTION
3	24 Oct. 2022	Addendum #3
2	18 May 2022	Addendum #2
1	18 May 2022	Addendum #1

Designed by: JT / NH
Drafted by: SM / NC
Client Name: AFCU
19-024 IR

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

Irrigation Plan

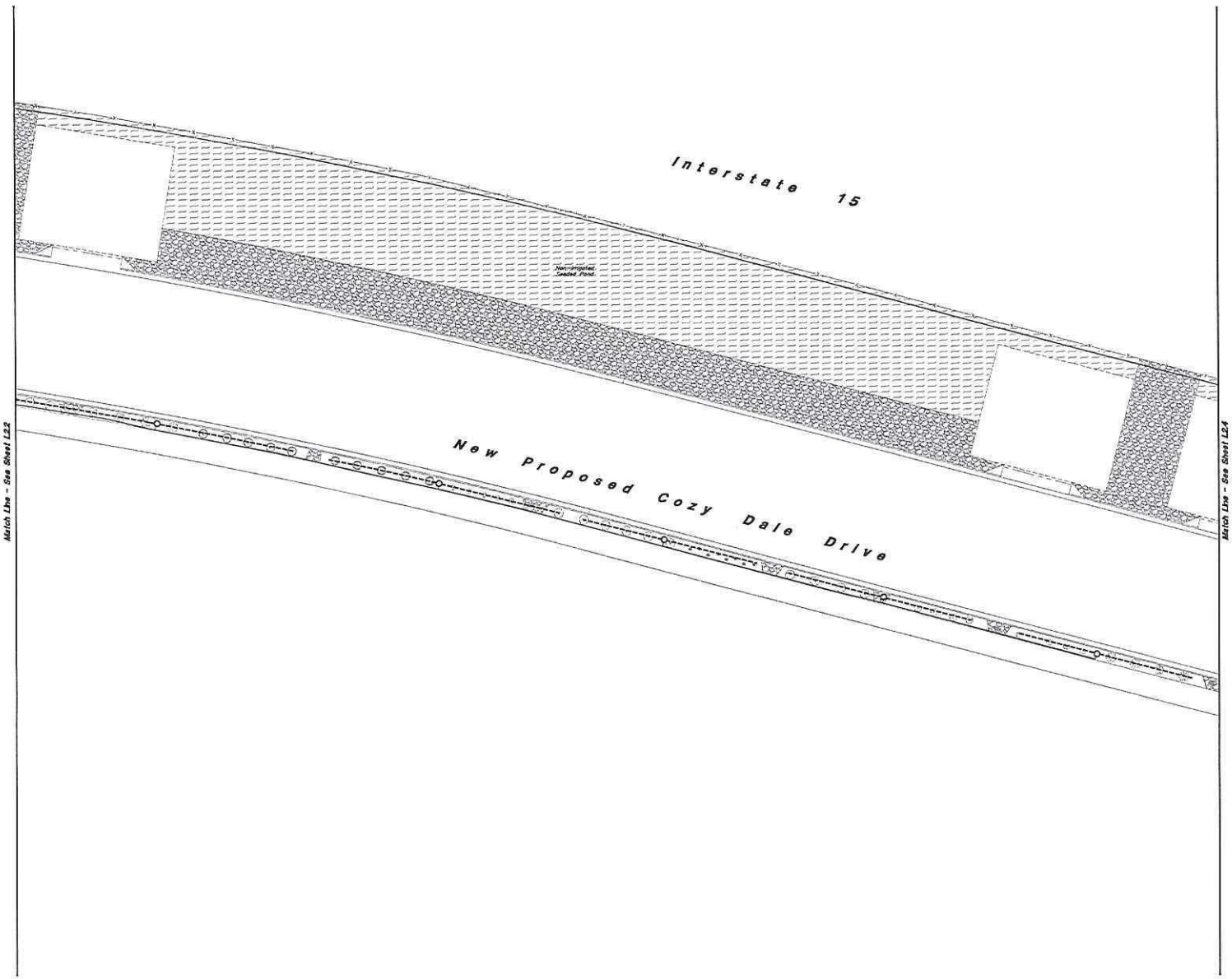
AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

Jared N. Manelli
No. 7949615-5301
05/19/2022

19 May, 2022

SHEET NO.
L2.2



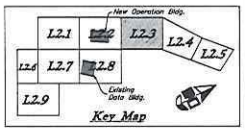
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Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes:

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

REV	DATE	DESCRIPTION
1	14 Jun, 2022	Addendum #1
2	18 May, 2022	Addendum #2
3	15 Sept, 2022	Addendum #3

Designed by: JT / HH
Drafted by: DM / HC
Client Name: AFFCU
19-024 W

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

Irrigation Plan

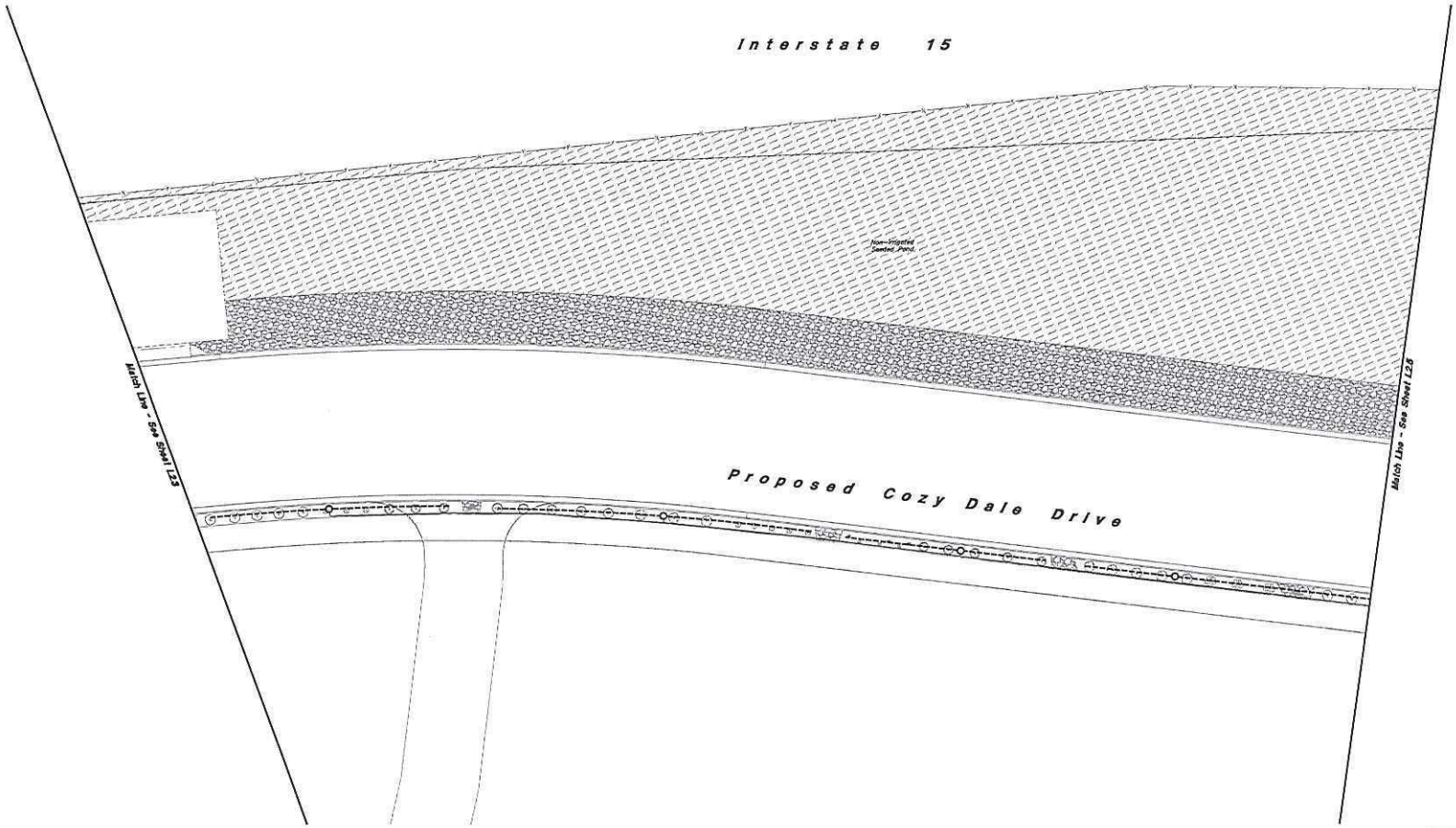
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

State of Utah
Licensed Landscape Architect
Jared R. Hancock
No. 7702615-5301
06/21/2022

19 May, 2022

SHEET NO. L2.3

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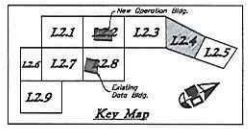
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20' 0 20' 40'

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Know what's below. Call before you dig.

KEY	DATE	DESCRIPTION
3	24 Jun, 2022	Addendum #1
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / NH
Drafted by: SM / NC
Client Name: AFCU
19-024 ##

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

Irrigation Plan

AFCU - OPS Building

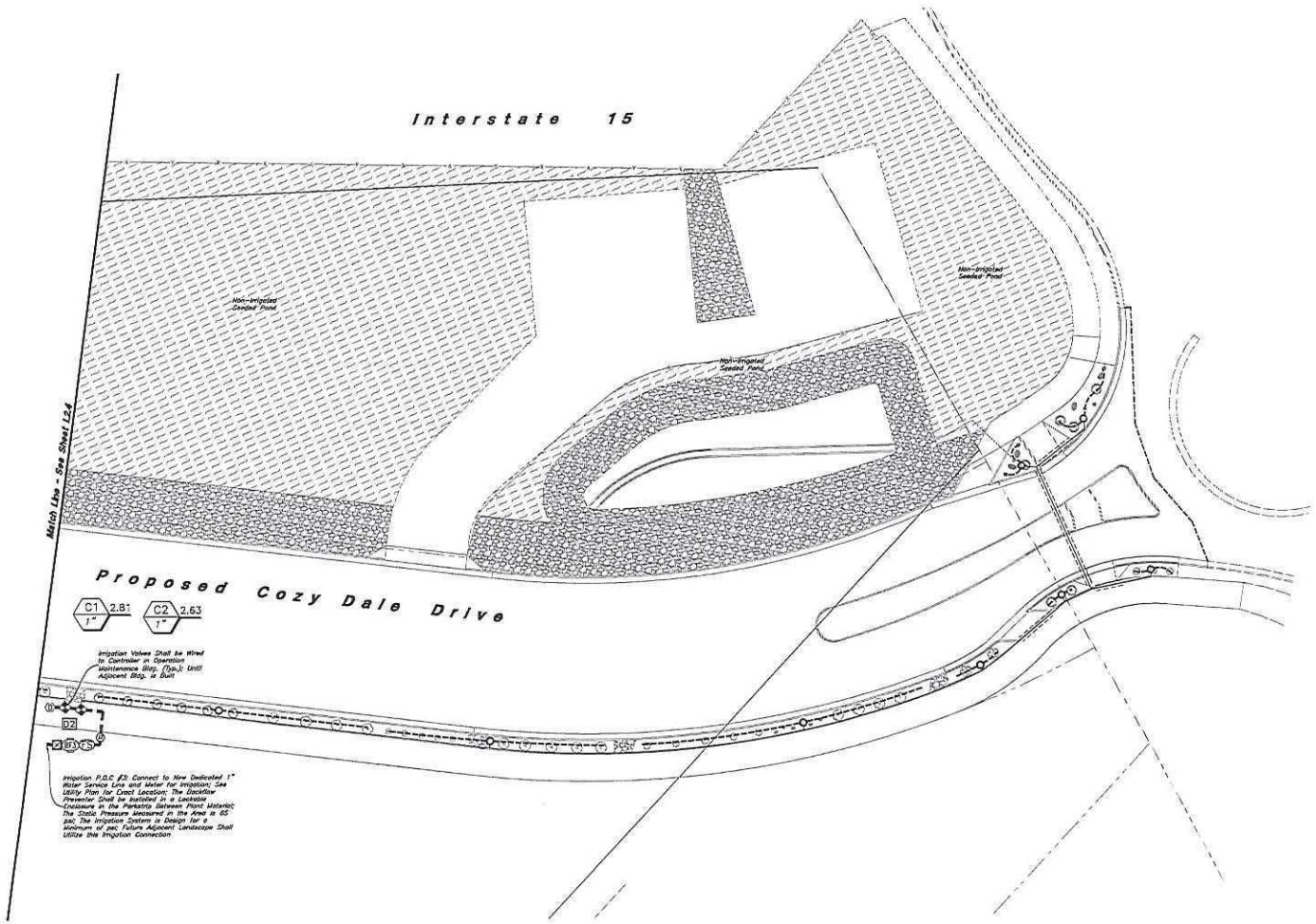
4624 South 1500 West
Riverdale, Utah

Fred R. Manelli
No. 7289-6106
05/27/2022

19 May, 2022

SHEET NO.
L2.4

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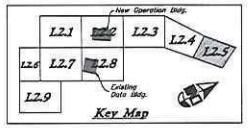
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811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
3	24 JUN, 2022	Addendum #2
2	19 May, 2022	Addendum #1
1	19 APR, 2022	For Review

Designed by: JT / NH
Drafted by: DH / RC
Client Name: AFCU
19-024 IR

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

Irrigation Plan

AFCU – OPS Building

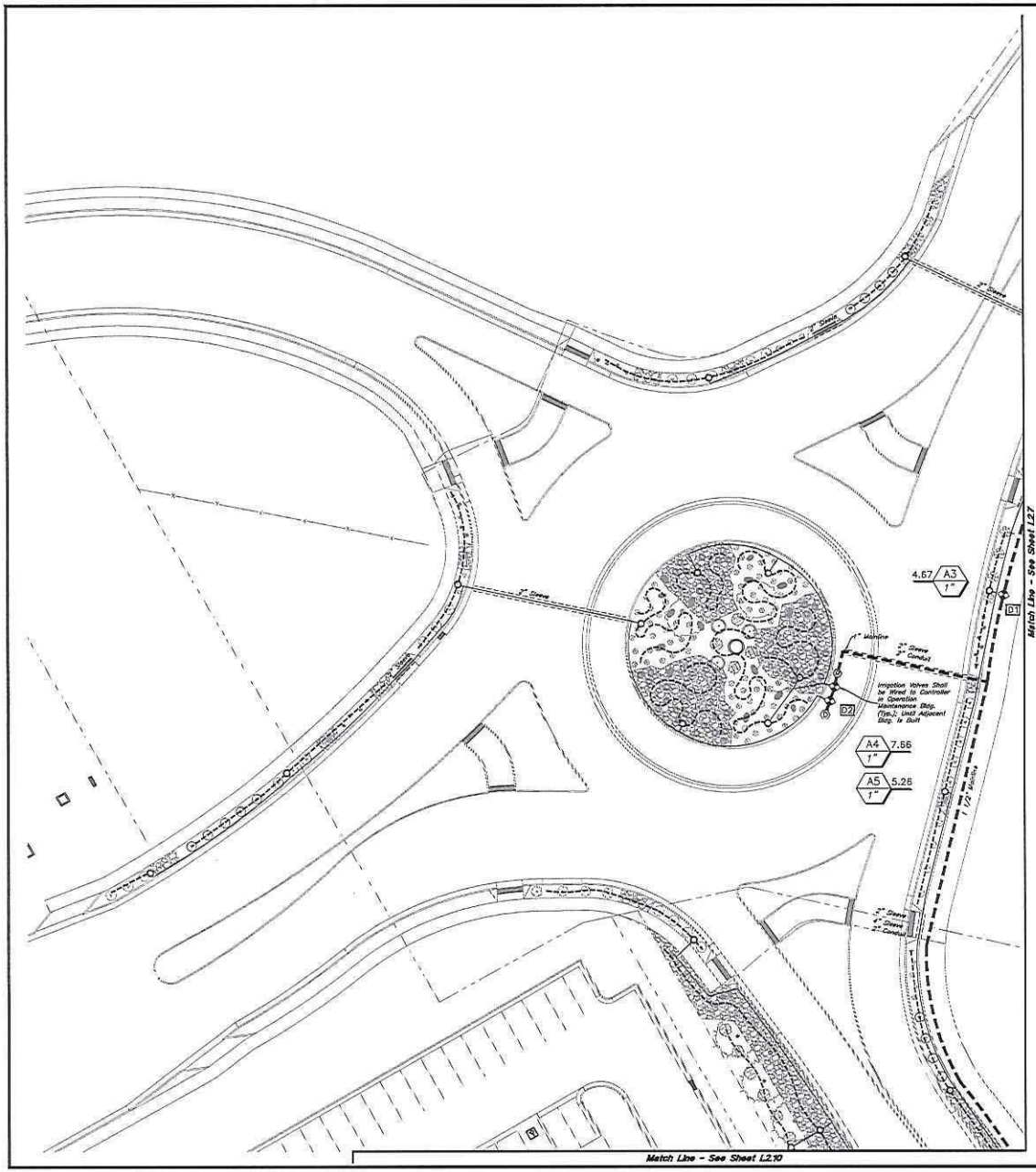
4624 South 1500 West
Riverdale, Utah

Licensed Landscape Architect — R. Mansell — Jared R. Mansell — No. 7582612-5301 — 05/24/2022

19 May, 2022

SHEET NO. L2.5

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General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repairs, trench setting, backfilling depressions, and repairing freeze damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de-activated.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufacturers specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
14. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve two-wire shall be 14 Gauge Maxi Cable. All connections shall be made with water light connectors, and contained in control valve boxes. Provide 36" extra wire length at each remote control valve and splice. Install control wiring with main service line where possible, taped to the underside of the piping at regular intervals. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic foot of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44HP with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. Irrigation system backfill must occur only after system check is completed as specified. Use only real free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
20. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-two (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
21. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
25. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
26. The sprinkler system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
27. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
28. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
29. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
30. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

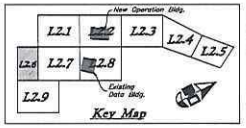
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811 Know what's below. Call before you dig.

REV	DATE	DESCRIPTION
1	19 May, 2022	Plan Review
2	18 May, 2022	Addendum #1
3	27 Jun, 2022	Addendum #2

Designed by: JT / NH
Drafted by: SH / NE
Client Name: AFCU
19-024 IR

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

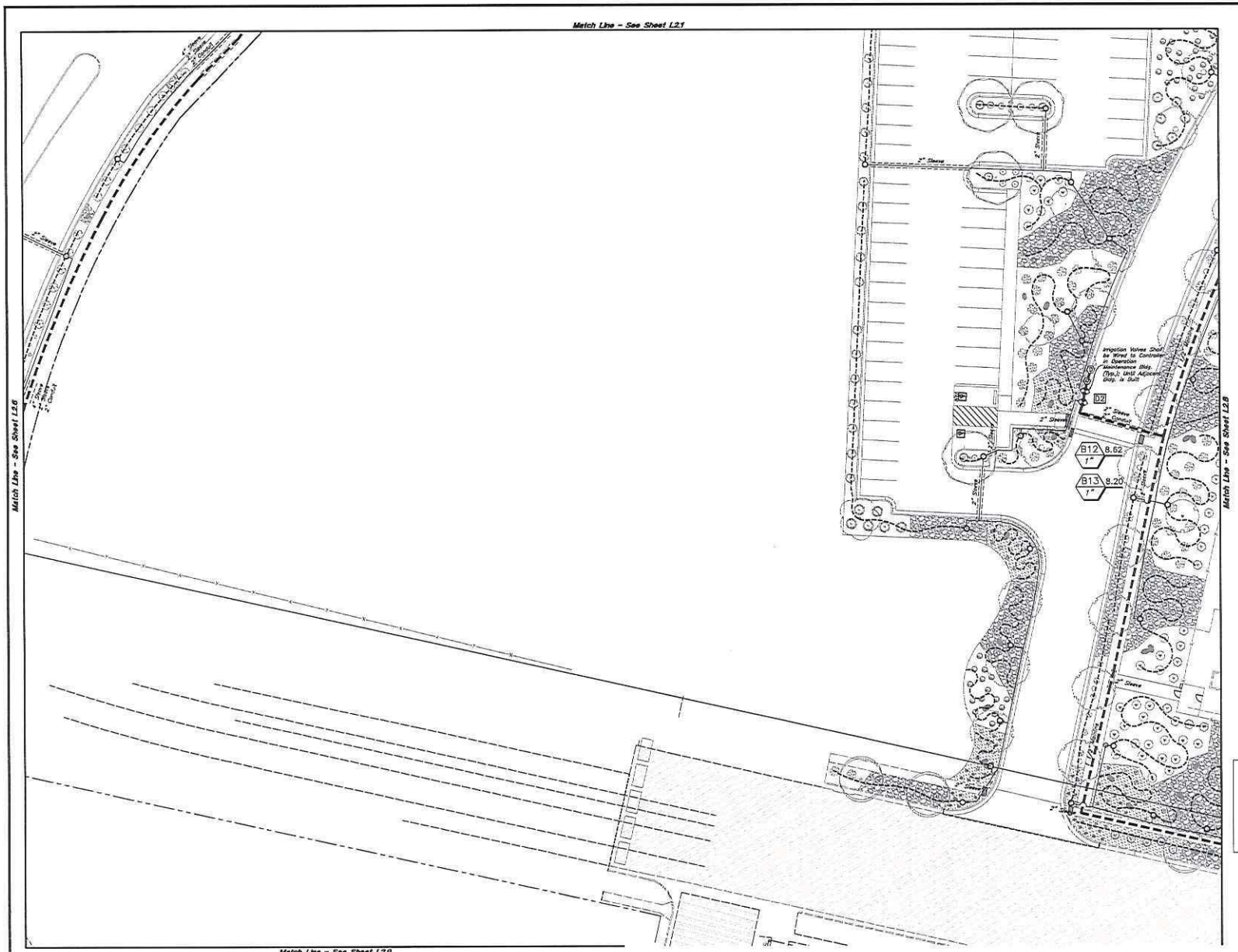
Irrigation Plan & Notes
AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

Jared T. Manscill No. 7509-330 05/31/2022

19 May, 2022

SHEET NO. L2.6

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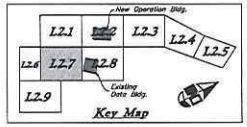
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3	21 Jun. 2022	Addendum #2	
2	18 May. 2022	Addendum #1	
1	19 May. 2021	Plan Review	
REV.	DATE	DESCRIPTION	

Designed by: JT / NH
Drafted by: DH / NC
Client Name: AFCU
19-024 IR

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

Irrigation Plan

AFCU - OPS Building

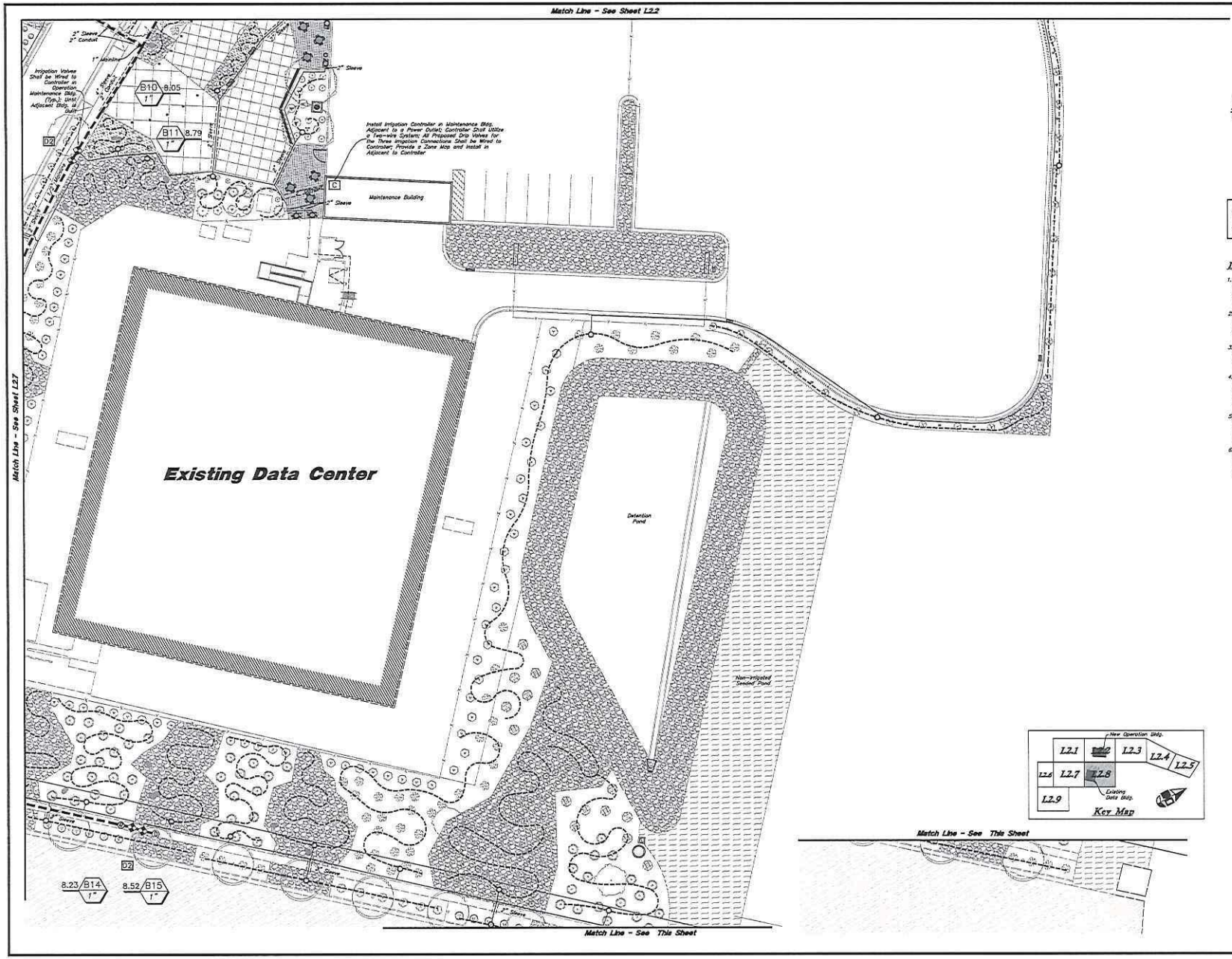
4624 South 1500 West
Riverdale, Utah

Licensed Landscape Architect
Jared R. Manscill
No. 7582-5301
05/31/2022

19 May, 2022

SHEET NO.
L2.7

R:\19-024 AFCU Corporate Operations\01 Design\Dwg\19-024 AFCU Plan Set 2022-05-18.dwg, 5/31/2022 11:17:11 AM, nhall



Scale: 1" = 20'

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3	24 Jun, 2022	Addendum #2
2	18 May, 2022	Addendum #1
1	19 May, 2022	Plan Review

Designed by: JT / MH
Drafted by: SM / MZ
Client Name: AFCU
19-024 IR

ANDERSON WAHLEN & ASSOCIATES
2010 South Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AndersonWahlen.net

Irrigation Plan

AFCU - OPS Building

4624 South 1500 West
Riverdale, Utah

Licensed Landscape Architect — Jared T. Hancock — 04/21/2022

19 May, 2022

SHEET NO. L2.8

R:\19 024 AFCU Corporate Campus\plan\01_Ops Building\Dwgs\19 024 Irrig 6/21/2022 3:29:14 PM JT



REV	DATE	DESCRIPTION
3	24 JUN. 2022	Addendum #2
2	18 May. 2022	Addendum #1
1	19 APR. 2022	Permit Plans

Designed by: JT / HN
Drafted by: DH / NC
Client Name: AFTCU
19-024 IP

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

Irrigation Plan

AFCU - OPS Building
4624 South 1500 West
Riverdale, Utah

Jared R. Mancelli
No. 7869-5501
06/21/2022
Licensed Landscape Architect

19 May, 2022

SHEET NO.
L2.9

W:\19-024 AFCU Corporate Washington\01_Ops Building\Graphics\19-024 IR.dwg 6/21/2022 3:19:12 PM JT

Irrigation Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	12/L2.10
	Rain Bird 44RC	Quick Coupler Valve With a Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	3/L2.10
	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline and After Filter in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	9/L2.10
Drip				
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	6/L2.10
	Techline CV Dripline with 0.9 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Drip Tubing Shall be Used in Areas Where There is No Front Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier		1a4/L2.10
P.O.C. Components				
	Mueller Grissel Mark II	Stop & Waste Valve	1 1/2 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	7/L2.10
FS	Hunter MC-100-Flow	Flow Meter for Hydrawise	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump; Install with Water Proof Wire Connectors	None
BF	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed and Tested to Meet all State and Local Health and Safety Laws and Ordinances; Install in GuardShack Enclosure (FCS-2) on Poured Concrete Pad with Frost Guard (FG-2) and 2 Locks (SC-4KEYALL); Enclosure Color Shall be Tan	8/L2.10
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 and 1 1/2 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	11/L2.10
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	11/L2.10
Controller				
C	Hunter A2C-750-P	75 Station Two-Wire Base Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor; Provide Zone Map with Controller; Coordinate with AFCU in Purchasing and Installing WiFi Module	2/L2.10
D1 D2	Hunter ICD-100 Hunter ICD-200	One Valve Decoder Two Valve Decoder	Install in Valve Box with DBR/Y Water Proof Connectors; Install per Manufacturer's Recommendations	None
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted.	5/L2.10

Valve Callout: Valve Number, Valve Flow, Valve Size

1 **COMPRESSION FLUSH CAP** — NOT TO SCALE

2 **IRR. CONTROLLER - INDOOR WALL MOUNT** — NOT TO SCALE

3 **QUICK COUPLING VALVE** — NOT TO SCALE

4 **DRIP TUBING AT PLANT** — Not to Scale

5 **PIPE SLEEVING** — NOT TO SCALE

6 **PVC TO POLY PIPE CONNECTION** — NOT TO SCALE

7 **STOP & WASTE VALVE** — NOT TO SCALE

8 **BACKFLOW PREVENTION DEVICE** — NOT TO SCALE

9 **MANUAL DRAIN VALVE** — NOT TO SCALE

10 **MASTER REMOTE CONTROL VALVE** — NOT TO SCALE

11 **PIPE & WIRE TRENCHING** — NOT TO SCALE

12 **DRIP CONTROL VALVE** — NOT TO SCALE

Irrigation Notes:

1. See Sheet L2.0 for Overall Irrigation Plan and Sheets L2.1-L2.3 for Irrigation Layout. See Sheet L2.8 for Irrigation Notes and Sheet L2.10 for Irrigation Schedule and Details.
2. See Sheet L1.0 for Overall Landscape Plan and Sheets L1.1-L1.3 for Plant Layout. See Sheet L1.0 for Plant and Material Schedule and Sheet L1.10 for Landscape Notes and Details.
3. A Static Pressure of 65 psi was Measured in the Area. The Irrigation Systems Require a Minimum of 55 psi for P.O.C. #1 & 2 and P.O.C. #3 47 psi to Function.
4. The Irrigation System Shall be Equipped with a Two-wire System. All Valves on the Tree P.O.C.s Shall be Wired to Controller. Wire Shall be Tucked Under the Walling and Lateral Lines to Protect Wire From Being Damaged.
5. All Areas Receiving Revegetation Seed Shall not Receive a Permanent or Temporary Irrigation System. Seed Shall be Installed in the Spring or the Fall to Take Advantage of Seasonal Moisture.
6. The New Roundabout, Median, and Adjacent Parkstrips Shall be Irrigated by Irrigated by a Separate Point of Connection than the New AFCU Operation Center and Data Center. See Irrigation and Civil Utility Plan

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

3	24 JUN, 2022	Addendum #1	
2	18 May, 2022	Addendum #1	
1	19 May, 2022	Plan Review	
REV	DATE	DESCRIPTION	

Designed by: JT / NH
Drafted by: SM / MC
Client Name: AFCU
19-024 IR

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

Irrigation Schedules & Details

AFCU - OPS Building

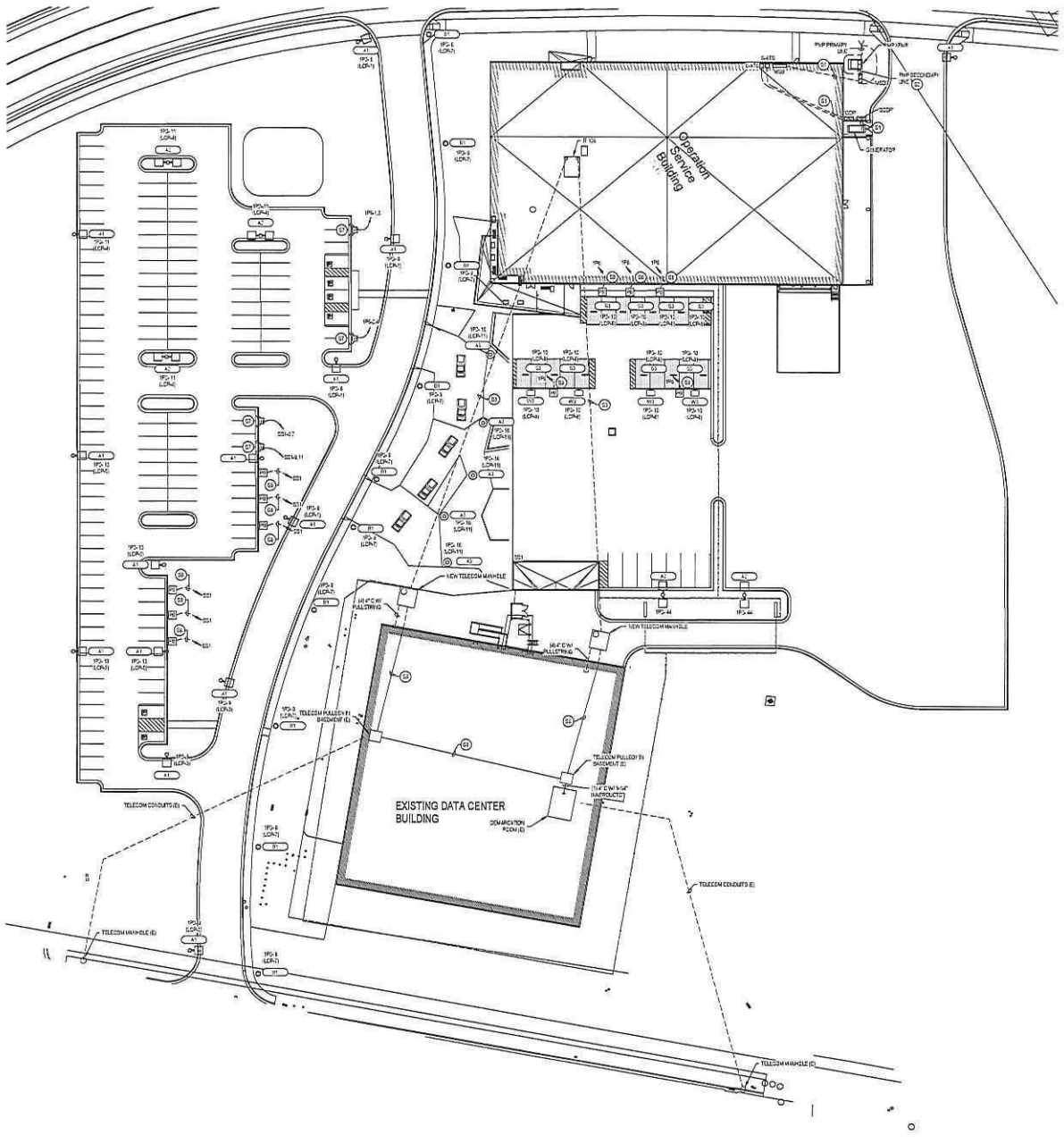
4624 South 1500 West
Riverdale, Utah

Jared R. Mancelli
No. 7964547-5501
06/21/2022
Licensed Landscape Architect

19 May, 2022

SHEET NO.
L2.10

W:\19-024 AFCU Corporate Headquarters\01 Cby Drawings\Arch\19-024 IRdwg 6/21/2022 2:12:05 PM JT



1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

SITE GENERAL NOTES:

1. PROVIDE ALL REQUIRED BACKFILLING, ETC. FOR ALL CONDUITS. PROVIDE REQUIRED BACKFILL MATERIAL AS DIRECTED BY EACH UTILITY.
2. COORDINATE ALL LOCATIONS AND ROUTING WORK IN THE FIELD.
3. ROUTE CONDUITS A MINIMUM OF 3' BELOW THE BUILDING FLOOR SLAB.
4. MINIMUM CONDUIT FOR SITE WORK SHALL BE 1".
5. CONDUIT ROUTING SHOWN IS SCHEMATIC AND FOR CLARIFICATION. COORDINATE LOCATION WITH ALL AFFECTED TRADES.
6. PROVIDE A MINIMUM OF 12" SEPARATION BETWEEN POWER AND COMMUNICATION CONDUITS.
7. ALL CONDUITS THAT EXTEND THROUGH CONCRETE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.
8. ALL ELBOWS THAT ARE UNDER THE FINISHED GRADE SHALL BE GALVANIZED RIGID CONDUIT AND WRAPPED WITH TWO (2) LAYERS OF PVC TAPE.

UTILITY COORDINATION REQUIREMENTS:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND THE ENGINEER A WRITTEN SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DO TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE ELECTRICAL CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING INCLUDING THE UTILITY AND GENERAL CONTRACTOR TO COORDINATE AND VERIFY ALL REQUIREMENTS. WITHIN 2 WEEKS OF THE CONTRACT AWARD. COORDINATION ITEMS INCLUDE BUT ARE NOT LIMITED TO:

- GENERAL UTILITY REQUIREMENTS AND DIVISION OF SCOPE OF WORK
- CONDUIT AND TRENCHING REQUIREMENTS
- CONDUIT ROUTING
- UTILITY EQUIPMENT PADS AND SUB-BASE REQUIREMENTS
- UTILITY CLEARANCE REQUIREMENTS
- EQUIPMENT SCREEN WALLS, EQUIPMENT ENCLOSURES, AND EQUIPMENT YARDS
- COORDINATION WITH OTHER UTILITIES OR EXISTING CONDITIONS
- AVAILABLE FAULT CURRENT CALCULATIONS (POWER UTILITY ONLY)
- UTILITY REQUIRED SITE OBSERVATIONS
- SCHEDULING OF UTILITY INSTALLATIONS

THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS, EQUIPMENT PADS, OR SIMILAR ITEMS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL THE LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER A WRITTEN, SIGNED STATEMENT, INCLUDING A SKETCH OF EQUIPMENT AND CONDUIT LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS WITH THE UTILITIES AND PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER. ALL CHANGES DUE TO LACK OF COORDINATION WILL BE PROVIDED AT NO ADDITIONAL EXPENSE TO THE OWNER.

UTILITY REQUIREMENTS:

1. BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SITE DETAIL SHEETS FOR TRENCHING REQUIREMENTS.

KEYED NOTES

S1 REFER TO ONE-LINE DIAGRAM FOR CONDUIT AND CONDUCTOR INFORMATION.

S2 REFER TO ONE-LINE DIAGRAM FOR MORE INFORMATION.

S3 REFER TO TELECOM RISER DIAGRAMS FOR MORE INFORMATION.

S5 (4) 4" C W/ (3) 1-1/4" INNERDUCTS IN EACH. EXTEND CONDUITS ALONG THE WALL AND CEILING UPTO THE EXISTING PULLBOX.

S6 (1) 4" C W/ (3) 1-1/4" INNERDUCTS. EXTEND CONDUITS ALONG THE WALL AND CEILING BETWEEN THE EXISTING PULLBOXES.

S7 PROVIDE CHARGEPOINT CT 4000 OR APPROVED EQUAL ELECTRIC VEHICLE CHARGING STATION.

S8 EXTEND 1" C W/ PULLSTRING TO PANELBOARD SHOWN.

UTILITY PROVIDER:
KIRK NORTO
Tele: 801-629-4210
Email: KIRK.NORTO@ROCKYMOUNTAINPOWER.NET

GSBS ARCHITECTS
375 WEST 200 SOUTH
SALT LAKE CITY, UT 84101
P: 801.521.8600
F: 801.521.791
www.gsbsarchitects.com

REVISIONS:

PROFESSIONAL ENGINEER
9006039-2202
ALEKSANDAR RANKOVIC
STATE OF UTAH
04/22/2022

ENVISION ENGINEERING
240 E. MORRIS AVE, SUITE 200
SALT LAKE CITY, UT 84115
P: (801) 534-1139
www.envisioneng.com

PERMIT SET

AFCU OPERATIONS BUILDING

1344 W 4675 S
Riverdale, UT 84405

AMERICA FIRST CREDIT UNION

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2020-059-04
ISSUED DATE: 6/20/2022

SITE PLAN - ELECTRICAL

ES101 REV

STREE LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	ELECTRICAL			APPROVED MANUFACTURERS	CATALOG INFORMATION	COMMENTS / NOTES
		SOURCE	VOLTAGE	LOAD		CATALOG NUMBER / SERIES	
SL*	STREET LIGHT POLE W/ OVHD	TYP	9V	-	TBD	TBD	TBD

SITE GENERAL NOTES:

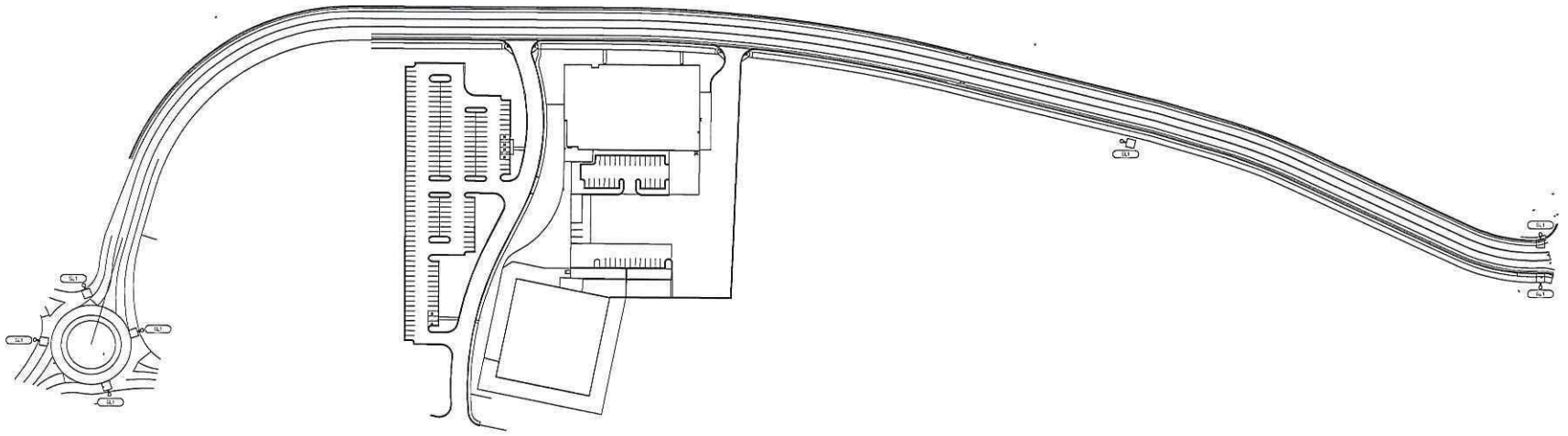
1. PROVIDE ALL REQUIRED BACKFILLING, ETC. FOR ALL CONDUITS. PROVIDE REQUIRED BACKFILL MATERIAL AS DIRECTED BY EACH UTILITY.
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GSBS ARCHITECTS
370 WEST 200 SOUTH
SALT LAKE CITY, UT 84101
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F 801.521.701
www.gsbsarchitects.com

REVISIONS:

PROFESSIONAL ENGINEER
9008039-2202
ALEKSANDAR RANKOVIC
STATE OF UTAH
04/22/2022

ENVISION ENGINEERING
248 E. MORRIS AVE, SUITE 200
SALT LAKE CITY, UT 84115
P (801) 834-1100
www.envisioneng.com



1 STREET LIGHTING PLAN
SCALE: 1" = 80'-0"

PERMIT SET

AFCU OPERATIONS BUILDING

1344 W 4675 S
Riverdale, UT 84405

AMERICA FIRST CREDIT UNION

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2020-058-04
ISSUED DATE: 02/22/2022

STREET LIGHTING PLAN

ES102 REV

RIVERDALE CITY
CITY COUNCIL AGENDA July 5, 2022

AGENDA ITEM: G3

SUBJECT: Consideration of Resolution #2022-24 authorizing execution of Second Addendum to Development Agreement between Riverdale City and Bach Land and Development, LLC as requested by Bach Land and Development, LLC.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Exec Summ Bach Homes Amend Dev Agree – CC [20220705]
b. Resolution 2022-24
c. 2022.05.24 – Riverdale – Second Amendment to Develop Agreement Update (Bach Redline)
d. 2022.05.24 – Riverdale – Second Addendum to Development Agreement (Clean)
e. Ex. A. Bach Homes – Riverdale ALTA (incl Legal Description)
f. Ex. B. Bach Homes – Riverdale Concept Site Plan (2021.10.05)

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 7-5-2022

Petitioner: Bach Land and Development, LLC
As represented by Brandon Ames/Shaun Athey

Summary of Proposed Action

The petitioners of this agenda item, Bach Land and Development, LLC, have submitted a development agreement amendment proposal to the City for review and consideration. Early last year, the State Legislature passed House Bill 409 which allows the City to consider a development agreement proposal with land use ramifications or impacts involving requested alterations to current City Codes, as long as the development agreement proposal proceeds through a public hearing and land use regulation review process before being approved by the City (per Utah State Code 10-9a-530, article (2.)(a.)(iii.) specifically).

This development agreement amendment proposal does have a few requested alterations to current City Codes that are specific to the proposed project area and, therefore, the Planning Commission held a public hearing for this matter on January 11, 2022. There were no public comments provided during the public hearing. At the conclusion of the public hearing, the Planning Commission discussed the matter and, thereafter, tabled the request to allow more time for the petitioner to refine the proposed language with the City Attorney and City Staff. The areas of concern were discussed further with Steve Brooks, Shawn Douglas, and me and further refined to again be reviewed by the Planning Commission.

On February 8, 2022, this matter was un-tabled by the Planning Commission and thereafter the updated development agreement amendment was again considered for recommendation to the City Council. Following discussion on the proposed development agreement amendment, the Planning Commission forwarded a recommendation to City Council for favorable approval of the proposed development agreement, specifically as it relates to the requested land use alterations to City Codes, as found in the Mixed Use (MU) Zone.

On February 15, 2022, this matter was reviewed by the City Council for consideration of approving a development agreement amendment or approving an extension of the existing development agreement for six months. Following discussion in the matter, the City Council approved a motion to extend the existing development agreement for six months to allow the petitioner's more time to work on the proposed development agreement amendment documentation.

Bach Land and Development, LLC previously worked with Riverdale City staff (including the City Attorney and Public Works Director) to establish a development agreement document reflecting policies, procedures, and direction to participants with Bach Land and Development, LLC and Riverdale City. The updated development agreement document provided in the Council packet is the resultant product of those conversations and efforts previously put forward by all participating individuals with this effort.

Bach Land and Development, LLC has since reworked the previous proposed development agreement and removed old clause #5 which discussed the City property (adjacent 40 acres) and proposed obligations for this property. This is the only change to the previous amended development agreement proposal and City Staff is now comfortable with the current form of the proposed amended development agreement.

Bach Land and Development, LLC is represented by Shaun Athey and Brandon Ames, with Anthony Bake

participating as their legal counsel in this matter.

Following the discussion of the development agreement proposal, the City Council may make a motion to approve the proposed development agreement (specifically the proposed land use alterations in the agreement), approve with suggested amendments, table the matter to a later date to allow for further discussions and revisions between the parties, or not approve the proposed development agreement with the appropriate findings of facts. If the Council approved this development agreement amendment proposal, then this would bring the existing development agreement for these properties current with the new clauses applying to the existing development agreement.

Title 10 Ordinance Guidelines (Code Reference)

Suggested Code revisions are regulated under Utah State Code 10-9a-530. The proposed development agreement documentation has been provided in your packet for review and commentary.

Staff would encourage the City Council to discuss this matter and then provide a motion to approve the proposed development agreement (specifically the proposed land use alterations in the agreement), approve with suggested amendments, table the matter to a later date to allow for further discussions and revisions between the parties, or not approve the proposed development agreement with the appropriate findings of facts.

General Plan Guidance (Section Reference)

The General Plan Guidance for the area of the City affected by this request is categorized as Mixed Use, which this request appears to be compatible within this area of the City.

Legal Comments – City Attorney

	_____ Steve Brooks, Attorney

Administrative Comments – City Administrator

	_____ Steve Brooks, City Administrator

RESOLUTION NO. 2022-24

A RESOLUTION AUTHORIZING A SECOND AMENDMENT TO A PREVIOUSLY EXECUTED "DEVELOPER'S AGREEMENT"

WHEREAS, the Riverdale City Council, on February 20, 2077, approved a Developers Agreement between Riverdale City and Unity Enterprises, LLC, concerning a proposed development, located at approximately 5100 South Weber River Drive, all of which is within Riverdale City; and

WHEREAS, the development was subsequently purchased by Eagles Landing Apartments, LLC, who is represented by developer Bach Land and Development, LLC, hereinafter referred to as "Developer",

WHEREAS, DEVELOPER has requested that a certain terms or conditions of said original agreement be modified to accommodate the goals and aspirations of the development and those of the current Developer; and

WHEREAS, Riverdale City has reviewed the proposed second amended agreement, which includes the proposed changes, and believes that the requested change(s) does not significantly affect the rights and goals of the parties concerning the property, and desires to accommodate the request presented to the City, and finds that it would be in the best interest of the citizens of Riverdale City to amend the previous agreement as outlined hereby.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Riverdale that the Mayor, with the attestation of the City Recorder is hereby empowered to execute a "Second Amendment to the Developer's Agreement" between Riverdale City and Developer, in the form and containing the terms as annexed hereto as Exhibit "A".

This resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED AND ORDERED POSTED this _____ day of July, 2022.

_____
Braden Mitchell, Mayor

Attest:

_____
Michelle Marigoni, City Recorder

EXHIBIT A

~~AMENDMENT NO. 1~~ SECOND ADDENDUM

TO

DEVELOPMENT AGREEMENT

RIVERDALE CITY, UTAH

This ~~AMENDMENT NO. 1~~SECOND ADDENDUM TO DEVELOPMENT AGREEMENT (this "**Amendment**") is made effective as of _____, 202~~1~~2, by and between RIVERDALE CITY, a municipality and political subdivision of the State of Utah, by and through its City Council (the "**City**"); and BACH LAND AND DEVELOPMENT, LLC, a Utah limited liability company ("**Developer**"), together, the "Parties" and individually, a "Party."~~.~~

RECITALS:

A. The City and Unity Enterprises, LLC ("**Unity Enterprises**") previously entered into that certain Development Agreement approved by the City as of February 20, 2007 as Riverdale City Resolution No. 2007-6 (the "**Development Agreement**"). The Development Agreement sets forth certain terms for the development of a mixed use project consisting of a combination of single-family residential dwellings, townhouses and/or condominiums, and apartments and apartment building amenities, on approximately ~~93~~ 69 acres of real property located in Riverdale City, Weber County, Utah (the "**Property**"), more specifically detailed in Exhibit A. Capitalized terms used in this Amendment and not defined in this Amendment shall have the meanings given to such terms in the Development Agreement. The Parties then entered into a First Addendum to Developer's Agreement on February 25, 2022, which was approved by the City, wherein the Parties agreed to extend the term of the Agreement.

~~B. Pursuant to the Development Agreement, Unity Enterprises previously conveyed approximately 24 acres of the Property to the City, resulting in a reduction in the Property to approximately 69 acres.~~

~~C.~~B. Eagle's Landing Apartments, L.L.C., a Utah limited liability (such entity, and its assigns, is referred to herein as "**Owner**") acquired the Property for investment purposes.

~~D.~~C. The current zoning for the Property is Mixed Use ("**MU**").

~~E.~~D. Developer intends to develop the Property as a residential development consisting of apartment buildings, townhomes, and single-family residences.

E. Developer and the City desire to amend the Development Agreement to allow for the development of the Property pursuant to the terms and conditions set forth herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The recitals set forth above are hereby incorporated by reference as part of this Amendment.

2. Amendments. The Development Agreement is amended as follows:

2.1. The term "**Developer**" means Bach Land and Development, LLC, a Utah limited liability company.

2.2. The term "**Property**" means the approximately 69 acres owned by Owner. Exhibit A of the Development Agreement describing the Property is hereby deleted in its entirety with the Exhibit A attached hereto inserted in lieu thereof.

2.3. The term "**Project**" means the development of the Property as proposed by Developer.

2.4. Section 5.1 of the Development Agreement is amended to add the following language:

> "Additionally, Developer shall have the right to construct and develop apartments, apartment buildings, and apartment complex amenities within this Project, in accordance with all applicable Mixed Use (MU) zoning requirements and subject to the compliance with the terms and conditions of this Agreement and any other applicable ordinance or regulation of the City, State, or Federal government."

2.5. Section 7 of the Development Agreement is amended to add the following additional language:

> "The Concept Plan for the Project is attached hereto. The parties hereby agree that the overall density for the Project is 13 per acre, for an aggregate number of 897 residential units for the Project ("**Overall Density**"). The Project will permit the residential ratio of density use on the property to be increased in a targeted format on said lot as long as the minimum lot area density requirement is still adhered to in all cases. This will allow for a single phase of the Project to exceed the permitted general density per acre for the MU zone; *provided, however*, in no event may the aggregate residential units for the Project exceed the Overall Density for the Project. After receiving approval from the City Council ~~Planning Commission subdivision and site plan process~~, the City hereby grants fully vested entitlements and rights to develop the Property in accordance with the terms and conditions of this Agreement and the MU zoning designations for the Property.

2.6. Section 9.1 of the Development Agreement is modified to the extent necessary to provide that the term of the Development Agreement will continue for a period of fifteen (15) years from the Effective Date of this Amendment~~.~~, Thereafter, ~~provided that~~

Developer shall have the option to extend the term for an additional ten (10) years if (a) the Developer has substantially complied with the terms of the Development Agreement ~~have been substantially complied with by Developer~~, and (b) the Developer is proceeding with reasonable diligence in the development of the Project as contemplated under this Amendment, and then upon City Council approval.

2.7. A new Section 10 is hereby added to the Development Agreement, titled Project Water. The language in this section shall be as follows:

(a) In connection with the Project, the City hereby agrees to cooperate in good faith with Developer to assist Developer in (i) purchasing water rights for the benefit of the Project, as required under Title 8 of the current City Code. The amount of water will be determined by the City Code, Title 8, Chapter 6. Such water rights required for the Project are referred to herein as the "**Project Water**"; (ii) work in connection with the Developer to obtain approval for the necessary connection points and diversion points for the Project Water; and (iii) provide for the water storage if the City has available capacity or allow the Developer to provide the required storage and infrastructure capacity.

2.8. Exhibit B of the Development Agreement regarding the Project area is hereby deleted in its entirety with the Exhibit B ("**Concept Plan**") attached hereto inserted in lieu thereof. The Concept Plan shall include the road constructed by Developer in compliance with the City's approved road cross-section within the City's right of way, connecting the existing roundabout to the bridge for the new development.

2.9. Exhibit F of the Development Agreement regarding Wetland and Aquatic Resources Delineation is hereby deleted in its entirety with the Exhibit F ("**Aquatic Resources Delineation**") attached hereto inserted in lieu thereof.

3. Assignment. The City hereby approves of the assignment of Developer's rights under the Development Agreement from Unity Enterprises to Bach Land and Development, LLC.

4. Upsizing. The City reserves the right to request the upsizing of the utility lines for the Project in order to accommodate future growth or additional development by the City or third parties, provided, that the City or certain third parties will be required to pay the incremental cost increase for such upsizing.

~~5. City's Representation on Land Adjacent to the Property. The City represents that the approximate 40-acre piece of City Property located adjacent to the Project has been designated as a site for a future City park and will not be used for any multi-family residential development until 2032. The City agrees that any future agreement for the sale or exchange of any portion of the land to a residential or commercial developer ("Purchaser") will include a clause requiring Purchaser reimburse Developer through an "Improvement Reimbursement Agreement" to cover fifty percent (50%) of the total cost of the bridge, road, and infrastructure ("Bridge Project") constructed by Developer. Developer acknowledges and understands that City~~

~~shall bear no cost for the Bridge Project or the reimbursement discussed in this Section 6. Costs to be provided by Developer upon written request.~~

~~6.~~5. Ratification. As modified and supplemented by this Amendment, the Agreement is ratified and confirmed and shall continue in full force and effect.

~~7.~~6. Counterparts. This Amendment may be executed in any number of counterparts, each of which will be an original but all of which will constitute one and the same instrument. Signature and acknowledgement pages may be detached from individual counterparts and attached to a single or multiple original(s) in order to form a single or multiple original(s) of this document. Any signature on any counterpart of this Amendment delivered by "pdf" or other electronic means shall be deemed to be an original signature for all purposes and shall fully bind the party whose signature appears on such counterpart.

[*signatures on following page*]

IN WITNESS WHEREOF, this Amendment is effective as of the date and year first above written.

DEVELOPER:
Bach Land and Development, LLC, a Utah limited liability company

_____
Name: _____
Title: _____

CITY:
Riverdale City, a municipality and political subdivision of the State of Utah

By: _____
Mayor: _____

STATE OF UTAH)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, ~~2021~~2022, by _____, the Mayor of Riverdale City, on behalf of such city.

_____
Notary Public

STATE OF UTAH)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this ____ day of _____, ~~2021~~2022, by _____, the manager of Bach Land and Development, LLC, on behalf of such company.

_____
Notary Public

EXHIBIT A

Legal Description

EXHIBIT B

Concept Plan

EXHIBIT F

Aquatic Resources Delineation

SECOND ADDENDUM
TO
DEVELOPMENT AGREEMENT
RIVERDALE CITY, UTAH

THIS SECOND ADDENDUM TO DEVELOPMENT AGREEMENT (this "**Amendment**") is made effective as of _____, 2022, by and between RIVERDALE CITY, a municipality and political subdivision of the State of Utah, by and through its City Council (the "**City**"); and BACH LAND AND DEVELOPMENT, LLC, a Utah limited liability company ("**Developer**"), together, the "Parties" and individually, a "Party."

RECITALS:

A. The City and Unity Enterprises, LLC ("**Unity Enterprises**") previously entered into that certain Development Agreement approved by the City as of February 20, 2007 as Riverdale City Resolution No. 2007-6 (the "**Development Agreement**"). The Development Agreement sets forth certain terms for the development of a mixed use project consisting of a combination of single-family residential dwellings, townhouses and/or condominiums, and apartments and apartment building amenities, on approximately 69 acres of real property located in Riverdale City, Weber County, Utah (the "**Property**"), more specifically detailed in Exhibit A. Capitalized terms used in this Amendment and not defined in this Amendment shall have the meanings given to such terms in the Development Agreement. The Parties then entered into a First Addendum to Developer's Agreement on February 25, 2022, which was approved by the City, wherein the Parties agreed to extend the term of the Agreement.

B. Eagle's Landing Apartments, L.L.C., a Utah limited liability (such entity, and its assigns, is referred to herein as "**Owner**") acquired the Property for investment purposes.

C. The current zoning for the Property is Mixed Use ("**MU**").

D. Developer intends to develop the Property as a residential development consisting of apartment buildings, townhomes, and single-family residences.

E. Developer and the City desire to amend the Development Agreement to allow for the development of the Property pursuant to the terms and conditions set forth herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The recitals set forth above are hereby incorporated by reference as part of this Amendment.

2. Amendments. The Development Agreement is amended as follows:

2.1. The term "**Developer**" means Bach Land and Development, LLC, a Utah limited liability company.

2.2. The term "**Property**" means the approximately 69 acres owned by Owner. Exhibit A of the Development Agreement describing the Property is hereby deleted in its entirety with the Exhibit A attached hereto inserted in lieu thereof.

2.3. The term "**Project**" means the development of the Property as proposed by Developer.

2.4. Section 5.1 of the Development Agreement is amended to add the following language:

> "Additionally, Developer shall have the right to construct and develop apartments, apartment buildings, and apartment complex amenities within this Project, in accordance with all applicable Mixed Use (MU) zoning requirements and subject to the compliance with the terms and conditions of this Agreement and any other applicable ordinance or regulation of the City, State, or Federal government."

2.5. Section 7 of the Development Agreement is amended to add the following additional language:

> "The Concept Plan for the Project is attached hereto. The parties hereby agree that the overall density for the Project is 13 per acre, for an aggregate number of 897 residential units for the Project ("**Overall Density**"). The Project will permit the residential ratio of density use on the property to be increased in a targeted format on said lot as long as the minimum lot area density requirement is still adhered to in all cases. This will allow for a single phase of the Project to exceed the permitted general density per acre for the MU zone; *provided, however*, in no event may the aggregate residential units for the Project exceed the Overall Density for the Project. After receiving approval from the City Council, the City hereby grants fully vested entitlements and rights to develop the Property in accordance with the terms and conditions of this Agreement and the MU zoning designations for the Property.

2.6. Section 9.1 of the Development Agreement is modified to the extent necessary to provide that the term of the Development Agreement will continue for a period of fifteen (15) years from the Effective Date of this Amendment. Thereafter, Developer shall have the option to extend the term for an additional ten (10) years if (a) the Developer has substantially complied with the terms of the Development Agreement, and (b) the Developer is proceeding with reasonable diligence in the development of the Project as contemplated under this Amendment, and then upon City Council approval.

2.7. A new Section 10 is hereby added to the Development Agreement, titled Project Water. The language in this section shall be as follows:

(a) In connection with the Project, the City hereby agrees to cooperate in good faith with Developer to assist Developer in (i) purchasing water rights for the benefit of the Project, as required under Title 8 of the current City Code. The amount of water will be determined by the City Code, Title 8, Chapter 6. Such water rights required for the Project are referred to herein as the "**Project Water**"; (ii) work in connection with the Developer to obtain approval for the necessary connection points and diversion points for the Project Water; and (iii)

provide for the water storage if the City has available capacity or allow the Developer to provide the required storage and infrastructure capacity.

2.8. Exhibit B of the Development Agreement regarding the Project area is hereby deleted in its entirety with the Exhibit B ("**Concept Plan**") attached hereto inserted in lieu thereof. The Concept Plan shall include the road constructed by Developer in compliance with the City's approved road cross-section within the City's right of way, connecting the existing roundabout to the bridge for the new development.

2.9. Exhibit F of the Development Agreement regarding Wetland and Aquatic Resources Delineation is hereby deleted in its entirety with the Exhibit F ("**Aquatic Resources Delineation**") attached hereto inserted in lieu thereof.

3. Assignment. The City hereby approves of the assignment of Developer's rights under the Development Agreement from Unity Enterprises to Bach Land and Development, LLC.

4. Upsizing. The City reserves the right to request the upsizing of the utility lines for the Project in order to accommodate future growth or additional development by the City or third parties, provided, that the City or certain third parties will be required to pay the incremental cost increase for such upsizing.

5. Ratification. As modified and supplemented by this Amendment, the Agreement is ratified and confirmed and shall continue in full force and effect.

6. Counterparts. This Amendment may be executed in any number of counterparts, each of which will be an original but all of which will constitute one and the same instrument. Signature and acknowledgement pages may be detached from individual counterparts and attached to a single or multiple original(s) in order to form a single or multiple original(s) of this document. Any signature on any counterpart of this Amendment delivered by "pdf" or other electronic means shall be deemed to be an original signature for all purposes and shall fully bind the party whose signature appears on such counterpart.

[*signatures on following page*]

IN WITNESS WHEREOF, this Amendment is effective as of the date and year first above written.

DEVELOPER:
Bach Land and Development, LLC, a Utah limited liability company

_____
Name: _____
Title: _____

CITY:
Riverdale City, a municipality and political subdivision of the State of Utah

By: _____
Mayor: _____

STATE OF UTAH)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by _____, the Mayor of Riverdale City, on behalf of such city.

_____
Notary Public

STATE OF UTAH)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by _____, the manager of Bach Land and Development, LLC, on behalf of such company.

_____
Notary Public

EXHIBIT A

Legal Description

EXHIBIT B

Concept Plan

EXHIBIT F

Aquatic Resources Delineation

Title Information

This survey was completed using Title Report File No. 269386 dated December 11, 2018 from Westcor Land Title Insurance Company issued by Meridian Title Company:

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

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

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

(13) *Poleline Easement of undisclosed width including its terms, covenants and provisions as disclosed by instrument; To: Utah Power & Light Company Recorded: August 19, 1953 in Book 424 at Page 202 of Official Records.*

(14) *The terms, covenants and conditions of that certain Judgment and Decree; In favor of: The Weber Canal Water Company, a Utah corporation Recorded: January 12, 1956 as Entry No. 249481 in Book 502 at Page 464 of Official Record blankets this site except parcel 4 along with more land.*

(15) *An Easement including its terms, covenants and provisions as disclosed by instrument; To: Washington Terrace Purpose: a twenty foot permanent sewer easement Recorded: November 7, 1985 as Entry No. 952508 in Book 1479 at Page 468 of Official Records.*

(16) *The terms, covenants and conditions of that certain Land Use Easement; Recorded: August 9, 1995 as Entry No. 1357688 in Book 1767 at Page 84 of Official Records blankets parcel 6.*

(17) *An Easement including its terms, covenants and provisions as disclosed by instrument; To: Department of Community and Economic Development Recorded: December 29, 2000 as Entry No. 1744536 in Book 2108 at Page 1724 of Official Records.*

(18) *An Easement including its terms, covenants and provisions as disclosed by instrument; To: PacifiCorp, an Oregon corporation Purpose: an easement for a right of way 30 feet in width, and 519.48 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation; supporting towers, poles, props, guys and anchor, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, along the general course Recorded: November 25, 2003 as Entry No. 1994600 in Book at Page of Official Records contains a release of a portion of an existing easement which is not depicted.*

19 *The terms, covenants and conditions of that certain Easement Deed by Court Order in Settlement of Landowner Action; Recorded: October 29, 2013 as Entry No. 2661998 of Official Records 20 ft. wide easement not specifically described along granters side of the railroad for utilities.*

20 *The terms, covenants and conditions of that certain Easement Deed by Court Order in Settlement of Landowner Action; Recorded: October 30, 2013 as Entry No. 2662268 of Official Records court order easement of undisclosed size and location along railroad for utilities.*

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

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

Pertaining to ALTA requirement No. 6: No zoning information was supplied for review, information provided was found on the Riverdale City Zoning Website. http://www.riverdalecity.com

ALTA requirements do not mention trees or vegetation. The Surveyor has shown significant observation of trees under Table A item Number 8. Trees from Adjoining Parcels may canopy over the property which may not show on this survey.

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

Pertaining to ALTA requirement No. 9: There are no parking stalls on this site.

Benchmark

USGS Brass Cap Monument B-370
along the railroad East of the site
Elevation = 4389.16 feet NAD 83(1986)
Observed June 4, 2019

Additional Documents

(A) *Warranty Deed to Utah Power Company recorded November 13, 1912 in Book 66 at Page 672 of official Records and Warranty Deed to Utah Power Company recorded February 8, 1913 in Book 71 at Page 203 of Official Records. Documents contain descriptions that plot southerly off this site but contain language deeding a perpetual easement over the existing canal in Section 18 along with other Sections. Canal is shown hereon.*

(B) *Easement document recorded February 13, 1914 in Book H at Page 677 of Official Records. The rights to erect and maintain electrical facilities in the Southwest quarter of the Southeast Quarter of Section 18 and the Northeast quarter of the Southeast Quarter of Section 18 are conveyed to Utah Power Company.*

(C) *Pole Line Easement to Utah Power Company recorded recorded August 19, 1953 as Entry No. 208253 in Book 424 at Page 200 of Official Records. Described line is shown hereon.*

D *Easement document recorded August 19, 1953 as Entry No. 208254 in Book 424 at Page 201 of Official Records. An easement and Right-of-way over and across a roadway crossing the Southwest quarter of the Northeast Quarter of Section 18 and the Southeast Quarter of Section 18 along with more land is conveyed to Utah Power Company. The exact roadway location is not disclosed, but could potentially be referring to the access road along the existing railroad right-of-way which would match the provided partial sections.*

(E) *Pole Line Easement to Utah Power Company recorded April 3, 1954 as Entry No. 217381 in Book 440 at Page 515 of Official Records. Described lines are shown hereon. Two of the described lines appear to be released by Exception No. 18 of this survey.*

F *Pole Line Easement to Utah Power Company recorded April 3, 1954 as Entry No. 173811 in Book 440 at Page 518 of Official Records. Document contains an ambiguous description that has been corrected and does not close. Plots somewhat close to the power lines running along the West line of Parcel 7 of this survey. Not shown due to the ambiguity of the description.*

(G) *Pole Line Easement to Utah Power Company recorded May 17, 1956 as Entry No. 256231 in Book 513 at Page 593 of Official Records. Described line shown hereon.*

(H) *Water Line Easement to Riverdale City recorded December 4, 1957 in Book 565 at Page 405 of Official Records and Resolution recorded December 4, 1957 as Entry No. 285399 in Book 565 at Page 410 of Official Records. Approximate location of water line crossing railroad shown hereon. Effect on subject property is unclear.*

(J) *Sewer Line Easement to Washington Terrace City recorded December 28, 1964 in Book 793 at Page 261 of Official Records. Description contains a bad tie but fits along the North line of Parcel 4 of this survey and is shown hereon.*

(K) *Warranty Deed to Wilson Family recorded July 25, 1972 as Entry No. 575253 in Book 999 at Page 687 of Official Records. Describes Parcel 3 of this survey and reserves undisclosed right-of-ways to the Grantee.*

(L) *Pipeline Easement to Riverdale City recorded May 23, 1975 as Entry No. 615959 in Book 1054 at Page 480 of Official Records. 10' Pipeline easement shown hereon.*

M *Perpetual Easement contained in Special Warranty Deed recorded May 26, 1978 as Entry No. 740520 in Book 1244 at Page 729 of Official Records. Document not provided for review.*

N *Agreement between Board of Water Resources and the State of Utah recorded March 11, 1980 as Entry No. 805357 in Book 1347 at Page 691 of Official Records and Notice of Satisfaction of Contract and Reconveyance of Property and Easement recorded April 2, 2012 as Entry No. 2569647 of Official Records. The Board of water resources conveys to the State of Utah all easements and Rights-of-way in Section 18 along with rights in other Sections.*

O *Quitclaim Deed in favor of Riverdale City recorded March 18, 1996 as Entry No. 1393764 in Book 1796 at Page 1464 of Official Records. The canal company quitclaims to Riverdale City rights to canal, laterals and facilities in Section 18 along with more land.*

P *Warranty Deed in favor of Rocky Mountain Real Estate recorded December 30, 1996 as Entry No. 1447631 in Book 1841 at Page 1903 of Official Records. Parcel 7 of this survey is conveyed along with a perpetual easement that is Parcel 8A of this survey and a non-exclusive perpetual easement that is Parcels 7A, 7B & 8B of this survey.*

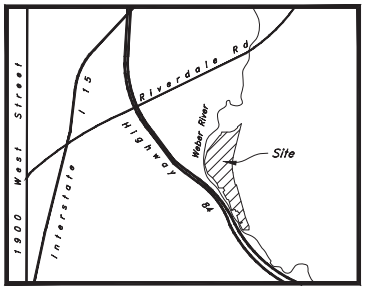
(Q) *Order of Immediate Occupancy recorded January 30, 1997 as Entry No. 1452887 in Book 1845 at Page 2836 of Official Records. Contains land use restrictions over a large area of land which affects Parcels 1, 2, 5, 6, 7, 8 and 9 of this survey.*

Flood Plain Data

This property lies within Flood Zone AE, X (shaded), X (no shading) as designated on FEMA Flood Insurance Rate Map for Weber County, Riverdale City and Incorporated Areas Map Number 49057C0436F dated 2 June, 2015 Flood Zone AE is defined as " Special flood hazard areas subject to inundation by the 1% annual chance flood" Flood Zone x (shading) is defined as " Areas of .2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" and Flood Zone X (no shading) is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Zoning Information

Zone	=	MU (Mixed Use)
Building Setback Requirements		
Commercial		
Front yard	=	50', except if planning commission deems a different setback is necessary
Back yard	=	none, except if planning commission deems a different setback is necessary
Side yard	=	none (interior), except if planning commission deems a different setback is necessary 20' (Corner), except if planning commission deems a different setback is necessary
Height Restrictions	=	None, except if planning commission deems a height restriction is necessary
Lot Coverage	=	Not over 45 percent of the lot area by buildings or accessory buildings
Building Setback Requirements		
Residential		
Front yard	=	30 feet from front property line
Back yard	=	30 feet from rear property line
Side yard	=	10 feet minimum for each side except 20 feet minimum for side fronting on a street
Height Restrictions	=	None
Density Restrictions	=	No more than 13 dwelling units per acre including townhouses and condominiums
Lot Area	=	Single-family or two-family dwelling a minimum of 12,000 square feet
Lot Width	=	Each lot shall have a minimum width of 100 feet, which includes single-family, two-family, townhouses and condominiums



Vicinity Map
Not to Scale

Narrative

This Survey was requested by Bach Investments, LLC prerequisite to development of this property.

This Survey retraces and honors a previous 2014 Survey by NV5 Engineering

Field data was collected on VRS, NAD 83 to place the survey on State Plane Datum which matches the Weber County Survey Base. This survey can be retraced using the Weber County Survey bearing of of South 89°11'40" East between the Northwest and Northeast Section Corner Monuments for Section 18.

No Property Corners were placed with this Survey.

As Surveyed Description

Located in Sections 18 and 19, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Weber County, State of Utah being more particularly described as follows:

Beginning at a point on the Westerly Line of the Union Pacific Railroad Company Right-of-Way, said point being South 0°42'58" West 1077.31 feet along Section Line and West 1686.98 feet from the Northeast Corner of Section 18, Township 5 North, Range 1 West, Salt Lake Base and Meridian and running thence along said Union Pacific Company Right-of-Way Line the following ten (10) courses: 1.) South 13°50'1" West 992.41 feet; 2.) thence South 14°11'31" West 169.98 feet; 3.) thence along a curve to the left with a radius or 3819.68 feet a distance of 455.01 feet (Chord bears South 11°11'30" West 454.74 feet); 4.) thence along a curve to the left with a radius of 1273.21 feet a distance of 455.01 feet (Chord bears South 02°27'25" East 452.59 feet); 5.) thence along a curve to the left with a radius of 3670.17 feet a distance of 507.75 feet (Chord bears South 10°51'23" East 507.34 feet); 6.) thence North 74°04'00" East 50.00 feet; 7.) thence South 15°38'03" East 224.66 feet; 8.) thence South 15°38'03" East 928.59 feet; 9.) thence along a curve to the left with a radius of 3000.00 feet a distance of 382.27 feet (Chord bears South 16°54'17" East 382.01 feet); 10.) thence South 22°50'10" East 250.00 feet, more or less, to the intersection of said Union Pacific Company Right-of-Way and the South Line of said Section 18; thence leaving said Right-of-Way South 151.80 feet; thence West 262.00 feet; thence North 26°55'28" West 281.91 feet; thence North 70°10'01" East 123.64 feet; thence North 22°50'20" West 37.59 feet; thence North 15°38'10" West 6.97 feet; thence South 74°21'50" West 130.00 feet; thence North 15°38'10" West 304.74 feet; thence North 57°33'19" East 135.80 feet; thence North 15°38'10" West 33.12 feet; thence along a 25.00 foot radius curve to the left a distance of 42.33 feet (Chord bears North 64°08'15" West 45 feet); thence South 67°21'40" West 13.56 feet; thence along an 80.00 foot radius curve to the right a distance of 135.44 feet (Chord bears North 64°08'15" West 119.84 feet); thence North 15°38'10" West 84.12 feet; thence South 75°17'31" West 150.02 feet; thence North 15°38'10" West 457.57 feet; thence North 80°27'38" West 72.10 feet; thence North 28°31'29" West 348.77 feet; thence North 50°08'57" East 86.81 feet; thence along a 230.00 foot radius non-tangent curve to the right a distance of 114.71 feet (Chord bears North 25°43'50" West 113.53 feet); thence South 89°59'52" West 197.02 feet; thence North 19°45'45" West 187.55 feet; thence North 38°06'35" West 177.08 feet; thence North 37°29'44" West 109.54 feet; thence North 51°58'37" West 151.01 feet; thence North 45°53'42" West 99.95 feet; thence North 46°24'46" West 33.40 feet; thence North 18°35'34" West 379.85 feet; thence North 00°36'30" West 184.93 feet; thence North 16°01'56" East 406.51 feet; thence North 38°35'59" East 819.03 feet; thence North 89°59'58" East 28.78 feet; thence along a 805.76 foot radius non-tangent curve to the right a distance of 138.42 feet (Chord bears North 21°26'26" East 138.25 feet); thence East 341.70 feet; thence North 69°32'00" East 180.64 feet; thence North 49°30'00" East 182.82 feet; thence North 01°00'00" West 38.94 feet; thence North 50°45'00" East 202.75 feet, more or less, to the point of beginning.

Contains: 3,025,057 sq. ft. or 69.446 acres, more or less, (as described)

Certification

To Bach Investments, LLC, Unity Enterprises, LLC, Westcor Land Title Insurance Company and Meridian Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(a), 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on 10 June 2019.

Date: _____

PRELIMINARY

BRUCE D. PIMPER — STATE OF UTAH

Bruce D. Pimper
Utah PLS No. 362256

REV	DATE	DESCRIPTION

Designed by: BDP
Drafted by: TJC
Client Name:
Bach Homes
19-005as

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

ALTA / NSPS Land Title Survey

Bach Homes Riverdale

5100 South 700 West
Riverdale, Weber County, Utah
A Part of Section 18, T5N, R1W, SLB&M, U.S. Survey

3 Jun, 2019

SHEET NO. 1 of 5

Record Descriptions

PARCEL 1: [07-073-0007]

PART OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 10.90 CHAINS AND SOUTH 78°45' EAST 751.82 FEET AND SOUTH 13°28' WEST 169.94 FEET AND SOUTHWESTERLY ALONG A SPIRALED CURVE TO THE LEFT 910.06 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18, THENCE CONTINUING ALONG A SPIRALED CURVE 508.78 FEET, THENCE NORTH 74°04' EAST 50 FEET TO THE WEST LINE OF U.P.R.R. CO, RIGHT-OF-WAY, THENCE SOUTHERLY AND SOUTHEASTERLY FOLLOWING SAID RIGHT-OF-WAY TO THE NORTH LINE OF BANK OF UTAH PROPERTY DEEDED IN (1224-330), THENCE SOUTH 87°26'22" WEST 367.06 FEET, THENCE NORTH 27°09'51" WEST 807.90 FEET TO A POINT WEST OF THE POINT OF BEGINNING, THENCE EAST TO THE POINT OF BEGINNING.

PARCEL 2: [07-073-0012]

PART OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 5 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 10.90 CHAINS NORTH AND SOUTH 78°45' EAST 301.82 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, SAID POINT OF BEGINNING BEING ON THE WEST LINE OF THE DAVIS AND WEBER COUNTIES CANAL MILL RUN; RUNNING THENCE SOUTH 78°45' EAST 450 FEET, MORE OR LESS, TO THE WEST LINE OF THE PROPERTY CONVEYED TO UNION PACIFIC RAILROAD COMPANY BY DEEDS RECORDED IN BOOK 995, PAGES 798-805 AND BOOK 997 PAGES 768-769, RUNNING THENCE SOUTH 13°28' WEST ALONG SAID PROPERTY 169.94 FEET, MORE OR LESS, TO POINT OF TANGENCY OF CURVE; THENCE SOUTHERLY ALONG SAID CURVE (ALONG SAID PROPERTY SO CONVEYED) A DISTANCE OF 910.06 FEET; THENCE WEST TO THE WEST LINE OF SAID CANAL; THENCE NORTHERLY ALONG THE WEST LINE OF SAID CANAL 1080 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.
EXCEPT THAT PORTION THEREOF, IF ANY, LYING WEST OF THE QUARTER SECTION LINE.
TOGETHER WITH AND SUBJECT TO THE EXISTING ROAD RIGHT OF WAY ACROSS THE SOUTHEAST PORTION OF THE DESCRIBED"PREMISES UTILIZED FOR INGRESS AND EGRESS BY GRANTEE AND ADJACENT PROPERTY OWNERS.
EXCEPT THE LAND CONVEYED TO THE STATE OF UTAH FOR HIGHWAY PURPOSES.
EXCEPT THE LAND LYING WITHIN THE WEBER RIVER.

PARCEL 3: [07-068-0018]

PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18 AND RUNNING THENCE NORTH 10.90 CHAINS; THENCE SOUTH 78°45' EAST 301.82 FEET, MORE OR LESS, TO THE WEST LINE OF THE DAVIS AND WEBER CANAL MILL RUN; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID CANAL TO THE WEST LINE OF SAID EAST HALF OF SECTION 18, THENCE NORTH TO BEGINNING.

PARCEL 4: [07-068-0027]

PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT SOUTH 17 CHAINS AND WEST 1467.17 FEET FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION; RUNNING THENCE WEST 64.03 FEET; THENCE NORTH 68° WEST 2.23 CHAINS TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 50°45' WEST 3.32 CHAINS; THENCE SOUTH 1° EAST 0.59 CHAINS; THENCE SOUTH 49°30' WEST 2.77 CHAINS; THENCE SOUTH 69°30' WEST 2.74 CHAINS; THENCE WEST 7.50 CHAINS TO THE WEST LINE OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 7.20 CHAINS, MORE OR LESS, TO A POINT 10.90 CHAINS NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 78°45' EAST 751.87 FEET; THENCE NORTH 13°28' EAST 1009.25 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING: LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89°13'45" WEST 2594.91 FEET ALONG SECTION LINE AND SOUTH 00°53'03" WEST 1319.60 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°53'03" WEST 141.99 FEET; THENCE EAST 130.46 FEET; THENCE ALONG A 805.76 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 138.42 FEET (CHORD BEARS SOUTH 21°26'26" WEST 138.25 FEET); THENCE SOUTH 89°59'58" WEST 28.78 FEET; THENCE SOUTH 38°35'59" WEST 819.03 FEET; THENCE SOUTH 16°01'56" WEST 406.51 FEET; THENCE SOUTH 00°36'30" EAST 184.93 FEET; THENCE SOUTH 18°35'34" EAST 379.85 FEET; THENCE SOUTH 46°24'46" EAST 33.40 FEET; THENCE SOUTH 45°53'42" EAST 99.95 FEET; THENCE SOUTH 51°58'37" EAST 151.01 FEET; THENCE SOUTH 37°29'44" EAST 109.54 FEET; THENCE SOUTH 38°06'35" EAST 177.08 FEET; THENCE SOUTH 19°45'45" EAST 187.55 FEET; THENCE NORTH 89°59'52" EAST 197.02 FEET; THENCE ALONG A 230.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 114.71 FEET (CHORD BEARS SOUTH 25°43'50" EAST 113.53 FEET); THENCE SOUTH 50°08'57" WEST 96.81 FEET; THENCE SOUTH 28°31'29" EAST 348.77 FEET; THENCE SOUTH 80"27'38" EAST 72.10 FEET; THENCE SOUTH 15°38'10" EAST 457.57 FEET; THENCE NORTH 75°17'31" EAST 150.02 FEET; THENCE SOUTH 15°38'10" EAST 84.12 FEET; THENCE ALONG A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.44 FEET (CHORD BEARS SOUTH 64°08'15" EAST 119.84 FEET); THENCE NORTH 67°21'40" EAST 13.56 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.33 FEET (CHORD BEARS SOUTH 64°08'15" EAST 37.45 FEET); THENCE SOUTH 15°38'10" EAST 33.12 FEET; THENCE SOUTH 57°33'19" WEST 135.80 FEET; THENCE SOUTH 15°38'10" EAST 304.74 FEET; THENCE NORTH 74°21'50" EAST 130.00 FEET; THENCE SOUTH 15°38'10" EAST 6.97 FEET; THENCE SOUTH 22°50'20" EAST 37.59 FEET; THENCE SOUTH 70°10'01" WEST 123.64 FEET; THENCE SOUTH 26°55'28" EAST 281.91 FEET; THENCE WEST 204.97 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 84 HIGHWAY; THENCE ALONG SAID RIGHT-OFWAY LINE THE FOLLOWING SEVEN (7) COURSES; 1.) NORTH 36°11'11" WEST 273.65 FEET; 2.) THENCE NORTH 25°07'35" WEST 178.20; 3.) THENCE NORTH 24°49'32" WEST 185.71 FEET; 4.) THENCE NORTH 25°42'32" WEST 278.27 FEET;5.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2864.93 FEET A DISTANCE OF 404.86 FEET (CHORD BEARS NORTH 27°03'27" WEST 404.52 FEET); 6.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2934.31 FEET A DISTANCE OF 305.22 FEET (CHORD BEARS NORTH 36°20'54" WEST 305.08 FEET); 7.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2930.79 FEET A DISTANCE OF 541.16 FEET (CHORD BEARS NORTH 41°57'00" WEST 540.39 FEET), MORE OR LESS, TO THE CENTERLINE OF THE WEBER RIVER; THENCE ALONG SAID CENTERLINE OF THE WEBER RIVER THE FOLLOWING TEN (10) COURSES; 1.) THENCE NORTH 27°19'13" WEST 295.67 FEET; 2.) THENCE NORTH 21°08'35" WEST 306.53 FEET; 3.) THENCE NORTH 14°08'12" WEST 251.18 FEET; 4.) THENCE NORTH 02°59'07" WEST 117.99 FEET; 5.) NORTH 13°00'24" EAST 257.91 FEET; 6.) THENCE NORTH 09°16'16" EAST 231.56 FEET; 7.) THENCE NORTH 01°47'44" EAST 182.55 FEET; 8.) THENCE NORTH 10°02'36" EAST 259.75 FEET; 9.) THENCE NORTH 31°26'04" EAST 287.76 FEET; 10.) THENCE NORTH 45°41'02" EAST 402.05 FEET; THENCE LEAVING SAID CENTERLINE OF THE WEBER RIVER SOUTH 89°09'48" EAST 109.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5: [07-073-0035]

LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 00°53'03" WEST 277.89 FEET FROM THE CENTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 00°42'38" WEST 2897.63 FEET AND WEST 2604.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE SOUTH 89°06'57" EAST 58.94 FEET; THENCE SOUTH 02°50'03" WEST 410.00 FEET; THENCE SOUTH 00°53'03" WEST 660.00 FEET; THENCE SOUTH 17°03'03" WEST 74.84 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 84 HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A 2930.79 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 90.71 FEET (CHORD BEARS NORTH 37°12'17" WEST 90.71 FEET); THENCE LEAVING SAID RIGHT-QF-WAY EAST 6.79 FEET; THENCE NORTH 00°53'03" EAST 660.38 FEET; NORTH 02°50'03" EAST 410.00 FEET; THENCE SOUTH 89°06'57" EAST 11.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89°13'45" WEST 2594.91 FEET ALONG SECTION LINE AND SOUTH 00°53'03" WEST 1319.60 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°53'03" WEST 141.99 FEET; THENCE EAST 130.46 FEET; THENCE ALONG A 805.76 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 138.42 FEET (CHORD BEARS SOUTH 21°26'26" WEST 138.25 FEET); THENCE SOUTH 89°59'58" WEST 28.78 FEET; THENCE SOUTH 38°35'59" WEST 819.03 FEET; THENCE SOUTH 16°01'56" WEST 406.51 FEET; THENCE SOUTH 00°36'30" EAST 184.93 FEET; THENCE SOUTH 18°35'34" EAST 379.85 FEET; THENCE SOUTH 46°24'46" EAST 33.40 FEET; THENCE SOUTH 45°53'42" EAST 99.95 FEET; THENCE SOUTH 51°58'37" EAST 151.01 FEET; THENCE SOUTH 37°29'44" EAST 109.54 FEET; THENCE SOUTH 38°06'35" EAST 177.08 FEET; THENCE SOUTH 19°45'45" EAST 187.55 FEET; THENCE NORTH 89°59'52" EAST 197.02 FEET; THENCE ALONG A 230.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 114.71 FEET (CHORD BEARS SOUTH 25°43'50" EAST 113.53 FEET); THENCE SOUTH 50°08'57" WEST 96.81 FEET; THENCE SOUTH 28°31'29" EAST 348.77 FEET; THENCE SOUTH 80"27'38" EAST 72.10 FEET; THENCE SOUTH 15°38'10" EAST 457.57 FEET; THENCE NORTH 75°17'31" EAST 150.02 FEET; THENCE SOUTH 15°38'10" EAST 84.12 FEET; THENCE ALONG A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.44 FEET (CHORD BEARS SOUTH 64°08'15" EAST 119.84 FEET); THENCE NORTH 67°21'40" EAST 13.56 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.33 FEET (CHORD BEARS SOUTH 64°08'15" EAST 37.45 FEET); THENCE SOUTH 15°38'10" EAST 33.12 FEET; THENCE SOUTH 57°33'19" WEST 135.80 FEET; THENCE SOUTH 15°38'10" EAST 304.74 FEET; THENCE NORTH 74°21'50" EAST 130.00 FEET; THENCE SOUTH 15°38'10" EAST 6.97 FEET; THENCE SOUTH 22°50'20" EAST 37.59 FEET; THENCE SOUTH 70°10'01" WEST 123.64 FEET; THENCE SOUTH 26°55'28" EAST 281.91 FEET; THENCE WEST 204.97 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 84 HIGHWAY; THENCE ALONG SAID RIGHT-OFWAY LINE THE FOLLOWING SEVEN (7) COURSES; 1.) NORTH 36°11'11" WEST 273.65 FEET; 2.) THENCE NORTH 25°07'35" WEST 178.20; 3.) THENCE NORTH 24°49'32" WEST 185.71 FEET; 4.) THENCE NORTH 25°42'32" WEST 278.27 FEET;5.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2864.93 FEET A DISTANCE OF 404.86 FEET (CHORD BEARS NORTH 27°03'27" WEST 404.52 FEET); 6.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2934.31 FEET A DISTANCE OF 305.22 FEET (CHORD BEARS NORTH 36°20'54" WEST 305.08 FEET); 7.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2930.79 FEET A DISTANCE OF 541.16 FEET (CHORD BEARS NORTH 41°57'00" WEST 540.39 FEET), MORE OR LESS, TO THE CENTERLINE OF THE WEBER RIVER; THENCE ALONG SAID CENTERLINE OF THE WEBER RIVER THE FOLLOWING TEN (10) COURSES; 1.) THENCE NORTH 27°19'13" WEST 295.67 FEET; 2.) THENCE NORTH 21°08'35" WEST 306.53 FEET; 3.) THENCE NORTH 14°08'12" WEST 251.18 FEET; 4.) THENCE NORTH 02°59'07" WEST 117.99 FEET; 5.) NORTH 13°00'24" EAST 257.91 FEET; 6.) THENCE NORTH 09°16'16" EAST 231.56 FEET; 7.) THENCE NORTH 01°47'44" EAST 182.55 FEET; 8.) THENCE NORTH 10°02'36" EAST 259.75 FEET; 9.) THENCE NORTH 31°26'04" EAST 287.76 FEET; 10.) THENCE NORTH 45°41'02" EAST 402.05 FEET; THENCE LEAVING SAID CENTERLINE OF THE WEBER RIVER SOUTH 89°09'48" EAST 109.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 6: [07-073-0036]

PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY: BEGINNING AT A POINT NORTH 719.40 FEET AND SOUTH 78°45'00" EAST 751.82 FEET AND SOUTH 13°28'00" WEST 169.94 FEET AND SOUTHWESTERLY ALONG A SPIRALED CURVE TO THE LEFT 910.06 FEET AND WEST 567.73 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 27°09'51" EAST 807.90 FEET; THENCE SOUTH 87°26'22" WEST 463.07 FEET; THENCE NORTH 570.00 FEET; THENCE NORTH 1°57'00" EAST 169.57 FEET; THENCE EAST 88.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89°13'45" WEST 2594.91 FEET ALONG SECTION LINE AND SOUTH 00°53'03" WEST 1319.60 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°53'03" WEST 141.99 FEET; THENCE EAST 130.46 FEET; THENCE ALONG A 805.76 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 138.42 FEET (CHORD BEARS SOUTH 21°26'26" WEST 138.25 FEET); THENCE SOUTH 89°59'58" WEST 28.78 FEET; THENCE SOUTH 38°35'59" WEST 819.03 FEET; THENCE SOUTH 16°01'56" WEST 406.51 FEET; THENCE SOUTH 00°36'30" EAST 184.93 FEET; THENCE SOUTH 18°35'34" EAST 379.85 FEET; THENCE SOUTH 46°24'46" EAST 33.40 FEET; THENCE SOUTH 45°53'42" EAST 99.95 FEET; THENCE SOUTH 51°58'37" EAST 151.01 FEET; THENCE SOUTH 37°29'44" EAST 109.54 FEET; THENCE SOUTH 38°06'35" EAST 177.08 FEET; THENCE SOUTH 19°45'45" EAST 187.55 FEET; THENCE NORTH 89°59'52" EAST 197.02 FEET; THENCE ALONG A 230.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 114.71 FEET (CHORD BEARS SOUTH 25°43'50" EAST 113.53 FEET); THENCE SOUTH 50°08'57" WEST 96.81 FEET; THENCE SOUTH 28°31'29" EAST 348.77 FEET; THENCE SOUTH 80"27'38" EAST 72.10 FEET; THENCE SOUTH 15°38'10" EAST 457.57 FEET; THENCE NORTH 75°17'31" EAST 150.02 FEET; THENCE SOUTH 15°38'10" EAST 84.12 FEET; THENCE ALONG A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.44 FEET (CHORD BEARS SOUTH 64°08'15" EAST 119.84 FEET); THENCE NORTH 67°21'40" EAST 13.56 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.33 FEET (CHORD BEARS SOUTH 64°08'15" EAST 37.45 FEET); THENCE SOUTH 15°38'10" EAST 33.12 FEET; THENCE SOUTH 57°33'19" WEST 135.80 FEET; THENCE SOUTH 15°38'10" EAST 304.74 FEET; THENCE NORTH 74°21'50" EAST 130.00 FEET; THENCE SOUTH 15°38'10" EAST 6.97 FEET; THENCE SOUTH 22°50'20" EAST 37.59 FEET; THENCE SOUTH 70°10'01" WEST 123.64 FEET; THENCE SOUTH 26°55'28" EAST 281.91 FEET; THENCE WEST 204.97 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 84 HIGHWAY; THENCE ALONG SAID RIGHT-OFWAY LINE THE FOLLOWING SEVEN (7) COURSES; 1.) NORTH 36°11'11" WEST 273.65 FEET; 2.) THENCE NORTH 25°07'35" WEST 178.20; 3.) THENCE NORTH 24°49'32" WEST 185.71 FEET; 4.) THENCE NORTH 25°42'32" WEST 278.27 FEET;5.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2864.93 FEET A DISTANCE OF 404.86 FEET (CHORD BEARS NORTH 27°03'27" WEST 404.52 FEET); 6.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2934.31 FEET A DISTANCE OF 305.22 FEET (CHORD BEARS NORTH 36°20'54" WEST 305.08 FEET); 7.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2930.79 FEET A DISTANCE OF 541.16 FEET (CHORD BEARS NORTH 41°57'00" WEST 540.39 FEET), MORE OR LESS, TO THE CENTERLINE OF THE WEBER RIVER; THENCE ALONG SAID CENTERLINE OF THE WEBER RIVER THE FOLLOWING TEN (10) COURSES; 1.) THENCE NORTH 27°19'13" WEST 295.67 FEET; 2.) THENCE NORTH 21°08'35" WEST 306.53 FEET; 3.) THENCE NORTH 14°08'12" WEST 251.18 FEET; 4.) THENCE NORTH 02°59'07" WEST 117.99 FEET; 5.) NORTH 13°00'24" EAST 257.91 FEET; 6.) THENCE NORTH 09°16'16" EAST 231.56 FEET; 7.) THENCE NORTH 01°47'44" EAST 182.55 FEET; 8.) THENCE NORTH 10°02'36" EAST 259.75 FEET; 9.) THENCE NORTH 31°26'04" EAST 287.76 FEET; 10.) THENCE NORTH 45°41'02" EAST 402.05 FEET; THENCE LEAVING SAID CENTERLINE OF THE WEBER RIVER SOUTH 89°09'48" EAST 109.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 7: [07-073-0037]

A PART OF THE EAST ONE-HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: COMMENCING AT A POINT WEST 2026.48 FEET AND NORTH 236.67 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTHWESTERLY 185.71 FEET MORE OR LESS AND 278.27 FEET; THENCE ALONG A 2° CURVE TO THE LEFT HAVING A RADIUS OF 2864.93 FEET FOR A DISTANCE OF 404.61 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2930.79 FEET, FOR A DISTANCE OF 413 FEET; THENCE NORTH 16°10' EAST 103 FEET; THENCE NORTH 90 FEET, MORE OR LESS, TO A 6 INCH WATER LINE; THENCE NORTH 87°26'22" EAST 830.13 FEET TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY 928.59 FEET; THENCE CONTINUING ALONG THE RAILROAD RIGHT OF WAY 386 FEET; THENCE WEST 626 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING: LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89°13'45" WEST 2594.91 FEET ALONG SECTION LINE AND SOUTH 00°53'03" WEST 1319.60 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°53'03" WEST 141.99 FEET; THENCE EAST 130.46 FEET; THENCE ALONG A 805.76 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 138.42 FEET (CHORD BEARS SOUTH 21°26'26" WEST 138.25 FEET); THENCE SOUTH 89°59'58" WEST 28.78 FEET; THENCE SOUTH 38°35'59" WEST 819.03 FEET; THENCE SOUTH 16°01'56" WEST 406.51 FEET; THENCE SOUTH 00°36'30" EAST 184.93 FEET; THENCE SOUTH 18°35'34" EAST 379.85 FEET; THENCE SOUTH 46°24'46" EAST 33.40 FEET; THENCE SOUTH 45°53'42" EAST 99.95 FEET; THENCE SOUTH 51°58'37" EAST 151.01 FEET; THENCE SOUTH 37°29'44" EAST 109.54 FEET; THENCE SOUTH 38°06'35" EAST 177.08 FEET; THENCE SOUTH 19°45'45" EAST 187.55 FEET; THENCE NORTH 89°59'52" EAST 197.02 FEET; THENCE ALONG A 230.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 114.71 FEET (CHORD BEARS SOUTH 25°43'50" EAST 113.53 FEET); THENCE SOUTH 50°08'57" WEST 96.81 FEET; THENCE SOUTH 28°31'29" EAST 348.77 FEET; THENCE SOUTH 80"27'38" EAST 72.10 FEET; THENCE SOUTH 15°38'10" EAST 457.57 FEET; THENCE NORTH 75°17'31" EAST 150.02 FEET; THENCE SOUTH 15°38'10" EAST 84.12 FEET; THENCE ALONG A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.44 FEET (CHORD BEARS SOUTH 64°08'15" EAST 119.84 FEET); THENCE NORTH 67°21'40" EAST 13.56 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.33 FEET (CHORD BEARS SOUTH 64°08'15" EAST 37.45 FEET); THENCE SOUTH 15°38'10" EAST 33.12 FEET; THENCE SOUTH 57°33'19" WEST 135.80 FEET; THENCE SOUTH 15°38'10" EAST 304.74 FEET; THENCE NORTH 74°21'50" EAST 130.00 FEET; THENCE SOUTH 15°38'10" EAST 6.97 FEET; THENCE SOUTH 22°50'20" EAST 37.59 FEET; THENCE SOUTH 70°10'01" WEST 123.64 FEET; THENCE SOUTH 26°55'28" EAST 281.91 FEET; THENCE WEST 204.97 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 84 HIGHWAY; THENCE ALONG SAID RIGHT-OFWAY LINE THE FOLLOWING SEVEN (7) COURSES; 1.) NORTH 36°11'11" WEST 273.65 FEET; 2.) THENCE NORTH 25°07'35" WEST 178.20; 3.) THENCE NORTH 24°49'32" WEST 185.71 FEET; 4.) THENCE NORTH 25°42'32" WEST 278.27 FEET;5.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2864.93 FEET A DISTANCE OF 404.86 FEET (CHORD BEARS NORTH 27°03'27" WEST 404.52 FEET); 6.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2934.31 FEET A DISTANCE OF 305.22 FEET (CHORD BEARS NORTH 36°20'54" WEST 305.08 FEET); 7.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2930.79 FEET A DISTANCE OF 541.16 FEET (CHORD BEARS NORTH 41°57'00" WEST 540.39 FEET), MORE OR LESS, TO THE CENTERLINE OF THE WEBER RIVER; THENCE ALONG SAID CENTERLINE OF THE WEBER RIVER THE FOLLOWING TEN (10) COURSES; 1.) THENCE NORTH 27°19'13" WEST 295.67 FEET; 2.) THENCE NORTH 21°08'35" WEST 306.53 FEET; 3.) THENCE NORTH 14°08'12" WEST 251.18 FEET; 4.) THENCE NORTH 02°59'07" WEST 117.99 FEET; 5.) NORTH 13°00'24" EAST 257.91 FEET; 6.) THENCE NORTH 09°16'16" EAST 231.56 FEET; 7.) THENCE NORTH 01°47'44" EAST 182.55 FEET; 8.) THENCE NORTH 10°02'36" EAST 259.75 FEET; 9.) THENCE NORTH 31°26'04" EAST 287.76 FEET; 10.) THENCE NORTH 45°41'02" EAST 402.05 FEET; THENCE LEAVING SAID CENTERLINE OF THE WEBER RIVER SOUTH 89°09'48" EAST 109.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM SAID PROPERTY THAT PORTION LYING WITHIN THE WEBER RIVER.
TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF PROPERTY LOCATED IN WEBER COUNTY, UTAH:

PARCEL 7A:

THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 17 CHAINS SOUTH AND 1467.17 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, AND RUNNING THENCE SOUTH 15°16'25" WEST 324.0 FEET; THENCE SOUTH 20°41'40" EAST 289.69 FEET; THENCE SOUTH 13°15'42" EAST 178.46 FEET; THENCE SOUTH 6°13'14" EAST 257.34 FEET; THENCE SOUTH 11°27'33" WEST 11.49 FEET; THENCE NORTH 78°45' WEST TO THE EAST LINE OF UNION PACIFIC RAILROAD COMPANY PROPERTY, THENCE NORTHEASTERLY ALONG SAID RAILROAD PROPERTY TO A POINT WEST OF BEGINNING; THENCE EAST 64.03 FEET TO THE POINT OF BEGINNING.

PARCEL 7B:

THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN U.S. SURVEY; BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, AND RUNNING THENCE NORTH 5.85 CHAINS; THENCE NORTH 78°45' WEST TO THE EAST LINE OF THE PROPERTY OF THE UNION PACIFIC RAILROAD COMPANY; THENCE SOUTHWESTERLY FOLLOWING THE EAST LINE OF SAID RAILROAD PROPERTY TO ITS INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL 8: [07-073-0038]

A PART OF THE NORTHEAST QUARTER OF SECTION 19 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: COMMENCING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 18, AND THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY, WHICH IS WEST 1320 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY 250 FEET, THENCE WEST 626 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE INTERSTATE HIGHWAY, THENCE SOUTHEAST ALONG SAID RIGHT OF WAY LINE, 204.29 FEET, THENCE SOUTHEAST ALONG SAID RIGHT OF WAY LINE 271.94 FEET, THENCE EAST 435.32 FEET, THENCE NORTH 151.8 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89°13'45" WEST 2594.91 FEET ALONG SECTION LINE AND SOUTH 00°53'03" WEST 1319.60 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°53'03" WEST 141.99 FEET; THENCE EAST 130.46 FEET; THENCE ALONG A 805.76 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 138.42 FEET (CHORD BEARS SOUTH 21°26'26" WEST 138.25 FEET); THENCE SOUTH 89°59'58" WEST 28.78 FEET; THENCE SOUTH 38°35'59" WEST 819.03 FEET; THENCE SOUTH 16°01'56" WEST 406.51 FEET; THENCE SOUTH 00°36'30" EAST 184.93 FEET; THENCE SOUTH 18°35'34" EAST 379.85 FEET; THENCE SOUTH 46°24'46" EAST 33.40 FEET; THENCE SOUTH 45°53'42" EAST 99.95 FEET; THENCE SOUTH 51°58'37" EAST 151.01 FEET; THENCE SOUTH 37°29'44" EAST 109.54 FEET; THENCE SOUTH 38°06'35" EAST 177.08 FEET; THENCE SOUTH 19°45'45" EAST 187.55 FEET; THENCE NORTH 89°59'52" EAST 197.02 FEET; THENCE ALONG A 230.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 114.71 FEET (CHORD BEARS SOUTH 25°43'50" EAST 113.53 FEET); THENCE SOUTH 50°08'57" WEST 96.81 FEET; THENCE SOUTH 28°31'29" EAST 348.77 FEET; THENCE SOUTH 80"27'38" EAST 72.10 FEET; THENCE SOUTH 15°38'10" EAST 457.57 FEET; THENCE NORTH 75°17'31" EAST 150.02 FEET; THENCE SOUTH 15°38'10" EAST 84.12 FEET; THENCE ALONG A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.44 FEET (CHORD BEARS SOUTH 64°08'15" EAST 119.84 FEET); THENCE NORTH 67°21'40" EAST 13.56 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.33 FEET (CHORD BEARS SOUTH 64°08'15" EAST 37.45 FEET); THENCE SOUTH 15°38'10" EAST 33.12 FEET; THENCE SOUTH 57°33'19" WEST 135.80 FEET; THENCE SOUTH 15°38'10" EAST 304.74 FEET; THENCE NORTH 74°21'50" EAST 130.00 FEET; THENCE SOUTH 15°38'10" EAST 6.97 FEET; THENCE SOUTH 22°50'20" EAST 37.59 FEET; THENCE SOUTH 70°10'01" WEST 123.64 FEET; THENCE SOUTH 26°55'28" EAST 281.91 FEET; THENCE WEST 204.97 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 84 HIGHWAY; THENCE ALONG SAID RIGHT-OFWAY LINE THE FOLLOWING SEVEN (7) COURSES; 1.) NORTH 36°11'11" WEST 273.65 FEET; 2.) THENCE NORTH 25°07'35" WEST 178.20; 3.) THENCE NORTH 24°49'32" WEST 185.71 FEET; 4.) THENCE NORTH 25°42'32" WEST 278.27 FEET;5.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2864.93 FEET A DISTANCE OF 404.86 FEET (CHORD BEARS NORTH 27°03'27" WEST 404.52 FEET); 6.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2934.31 FEET A DISTANCE OF 305.22 FEET (CHORD BEARS NORTH 36°20'54" WEST 305.08 FEET); 7.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2930.79 FEET A DISTANCE OF 541.16 FEET (CHORD BEARS NORTH 41°57'00" WEST 540.39 FEET), MORE OR LESS, TO THE CENTERLINE OF THE WEBER RIVER; THENCE ALONG SAID CENTERLINE OF THE WEBER RIVER THE FOLLOWING TEN (10) COURSES; 1.) THENCE NORTH 27°19'13" WEST 295.67 FEET; 2.) THENCE NORTH 21°08'35" WEST 306.53 FEET; 3.) THENCE NORTH 14°08'12" WEST 251.18 FEET; 4.) THENCE NORTH 02°59'07" WEST 117.99 FEET; 5.) NORTH 13°00'24" EAST 257.91 FEET; 6.) THENCE NORTH 09°16'16" EAST 231.56 FEET; 7.) THENCE NORTH 01°47'44" EAST 182.55 FEET; 8.) THENCE NORTH 10°02'36" EAST 259.75 FEET; 9.) THENCE NORTH 31°26'04" EAST 287.76 FEET; 10.) THENCE NORTH 45°41'02" EAST 402.05 FEET; THENCE LEAVING SAID CENTERLINE OF THE WEBER RIVER SOUTH 89°09'48" EAST 109.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING FROM SAID PROPERTY THAT PORTION WITHIN THE WEBER RIVER.

PARCEL 8A:

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 18 AND THE WESTERLY LINE OF THE UPRR CO. RIGHT OF WAY, WHICH IS WEST 1320 FEET MORE OR LESS FROM THE SOUTHEAST CORNER OF SECTION 18, AND PROCEEDING NORTHWESTERLY ALONG SAID WESTERLY LINE OF THE UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY 250 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY 1539 FEET, THENCE SOUTH 74°04' WEST 50 FEET, MORE OR LESS, THENCE SOUTHEAST PARALLEL WITH AND 50 FEET DISTANT AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID UNION PACIFIC RAILROAD COMPANY RIGHT OF WAY 1535 FEET, MORE OR LESS, TO A POINT 50 FEET WEST OF THE TRUE POINT OF BEGINNING OF THIS EASEMENT, THENCE EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 8B:

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY, TO BE USED IN COMMON WITH OTHERS, OVER AND ACROSS THE FOLLOWING DESCRIBED TRACTS OF PROPERTY LOCATED IN WEBER COUNTY, UTAH. THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 17 CHAINS SOUTH AND 1467.17 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER SECTION, AND RUNNING THENCE SOUTH 15°16'25" WEST 324.0 FEET; THENCE SOUTH 20°41'40" EAST 289.89 FEET; THENCE SOUTH 13°15'42" EAST 178.46 FEET; THENCE SOUTH 6°13'14" EAST 257.34 FEET; THENCE SOUTH 11°27'33" WEST 11.49 FEET; THENCE NORTH 78°45' WEST TO THE EAST LINE OF UNION PACIFIC RAILROAD COMPANY PROPERTY, THENCE NORTHEASTERLY ALONG SAID RAILROAD PROPERTY TO A POINT WEST OF BEGINNING; THENCE EAST 64.03 FEET TO THE POINT OF BEGINNING. THE WEST 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY: A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN U.S. SURVEY; BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18, AND RUNNING THENCE NORTH 5.85 CHAINS; THENCE NORTH 78°45' WEST TO THE EAST LINE OF THE PROPERTY OF THE UNION PACIFIC RAILROAD COMPANY; THENCE SOUTHWESTERLY FOLLOWING THE EAST LINE OF SAID RAILROAD PROPERTY TO ITS INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL 9: [07-072-0054]

PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 20 CHAINS NORTH (1320 FEET) AND 25 FEET WEST OF THE SOUTH QUARTER CORNER OF SAID SECTION 18, (SAID POINT OF BEGINNING BEING ON THE WEST LINE OF THE DAVIS AND WEBER COUNTIES CANAL MILL RUN) AND RUNNING THENCE WEST 39 FEET MORE OR LESS TO THE RIGHT OF WAY OF THE FREEWAY KNOWN AS PROJECT NO. 80N-6, SAID POINT BEING ON A NON TANGENT POINT ON A 2930.79 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 450.5 FEET, MORE OR LESS ALONG THE ARC OF SAID CURVE TO THE CENTERLINE OF THE WEBER RIVER (CHORD BEARS APPROXIMATELY NORTH 44°47'13" WEST 450 FEET), THENCE ALONG SAID CENTERLINE OF THE WEBER RIVER THE FOLLOWING 7 COURSES; NORTH 18°45'42" WEST 289.46 FEET; THENCE NORTH 11°44'58" WEST 321.71 FEET; THENCE NORTH 01°12'46" WEST 812.33 FEET; THENCE NORTH 01°47'44" EAST 182.55 FEET; THENCE NORTH 10°02'36" EAST 259.75 FEET; THENCE NORTH 31°26'04" EAST 287.76 FEET; THENCE NORTH 45°41'02" EAST 402.05 FEET; THENCE LEAVING SAID CENTERLINE OF THE WEBER RIVER SOUTH 89°09'48" EAST 109.4 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 18 TO THE WEST LINE OF SAID DAVIS AND WEBER COUNTIES CANAL HILL RUN, THENCE SOUTHWESTERLY ALONG SAID LINE TO BEGINNING.

LESS AND EXCEPTING: LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT NORTH 89°13'45" WEST 2594.91 FEET ALONG SECTION LINE AND SOUTH 00°53'03" WEST 1319.60 FEET FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°53'03" WEST 141.99 FEET; THENCE EAST 130.46 FEET; THENCE ALONG A 805.76 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 138.42 FEET (CHORD BEARS SOUTH 21°26'26" WEST 138.25 FEET); THENCE SOUTH 89°59'58" WEST 28.78 FEET; THENCE SOUTH 38°35'59" WEST 819.03 FEET; THENCE SOUTH 16°01'56" WEST 406.51 FEET; THENCE SOUTH 00°36'30" EAST 184.93 FEET; THENCE SOUTH 18°35'34" EAST 379.85 FEET; THENCE SOUTH 46°24'46" EAST 33.40 FEET; THENCE SOUTH 45°53'42" EAST 99.95 FEET; THENCE SOUTH 51°58'37" EAST 151.01 FEET; THENCE SOUTH 37°29'44" EAST 109.54 FEET; THENCE SOUTH 38°06'35" EAST 177.08 FEET; THENCE SOUTH 19°45'45" EAST 187.55 FEET; THENCE NORTH 89°59'52" EAST 197.02 FEET; THENCE ALONG A 230.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 114.71 FEET (CHORD BEARS SOUTH 25°43'50" EAST 113.53 FEET); THENCE SOUTH 50°08'57" WEST 96.81 FEET; THENCE SOUTH 28°31'29" EAST 348.77 FEET; THENCE SOUTH 80"27'38" EAST 72.10 FEET; THENCE SOUTH 15°38'10" EAST 457.57 FEET; THENCE NORTH 75°17'31" EAST 150.02 FEET; THENCE SOUTH 15°38'10" EAST 84.12 FEET; THENCE ALONG A 80.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 135.44 FEET (CHORD BEARS SOUTH 64°08'15" EAST 119.84 FEET); THENCE NORTH 67°21'40" EAST 13.56 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 42.33 FEET (CHORD BEARS SOUTH 64°08'15" EAST 37.45 FEET); THENCE SOUTH 15°38'10" EAST 33.12 FEET; THENCE SOUTH 57°33'19" WEST 135.80 FEET; THENCE SOUTH 15°38'10" EAST 304.74 FEET; THENCE NORTH 74°21'50" EAST 130.00 FEET; THENCE SOUTH 15°38'10" EAST 6.97 FEET; THENCE SOUTH 22°50'20" EAST 37.59 FEET; THENCE SOUTH 70°10'01" WEST 123.64 FEET; THENCE SOUTH 26°55'28" EAST 281.91 FEET; THENCE WEST 204.97 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 84 HIGHWAY; THENCE ALONG SAID RIGHT-OFWAY LINE THE FOLLOWING SEVEN (7) COURSES; 1.) NORTH 36°11'11" WEST 273.65 FEET; 2.) THENCE NORTH 25°07'35" WEST 178.20; 3.) THENCE NORTH 24°49'32" WEST 185.71 FEET; 4.) THENCE NORTH 25°42'32" WEST 278.27 FEET;5.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2864.93 FEET A DISTANCE OF 404.86 FEET (CHORD BEARS NORTH 27°03'27" WEST 404.52 FEET); 6.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2934.31 FEET A DISTANCE OF 305.22 FEET (CHORD BEARS NORTH 36°20'54" WEST 305.08 FEET); 7.) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2930.79 FEET A DISTANCE OF 541.16 FEET (CHORD BEARS NORTH 41°57'00" WEST 540.39 FEET), MORE OR LESS, TO THE CENTERLINE OF THE WEBER RIVER; THENCE ALONG SAID CENTERLINE OF THE WEBER RIVER THE FOLLOWING TEN (10) COURSES; 1.) THENCE NORTH 27°19'13" WEST 295.67 FEET; 2.) THENCE NORTH 21°08'35" WEST 306.53 FEET; 3.) THENCE NORTH 14°08'12" WEST 251.18 FEET; 4.) THENCE NORTH 02°59'07" WEST 117.99 FEET; 5.) NORTH 13°00'24" EAST 257.91 FEET; 6.) THENCE NORTH 09°16'16" EAST 231.56 FEET; 7.) THENCE NORTH 01°47'44" EAST 182.55 FEET; 8.) THENCE NORTH 10°02'36" EAST 259.75 FEET; 9.) THENCE NORTH 31°26'04" EAST 287.76 FEET; 10.) THENCE NORTH 45°41'02" EAST 402.05 FEET; THENCE LEAVING SAID CENTERLINE OF THE WEBER RIVER SOUTH 89°09'48" EAST 109.26 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

REV | DATE | DESCRIPTION

Designed by: BDP
Drafted by: TJC
Client Name:
Bach Homes
19-005as

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAengineering.net

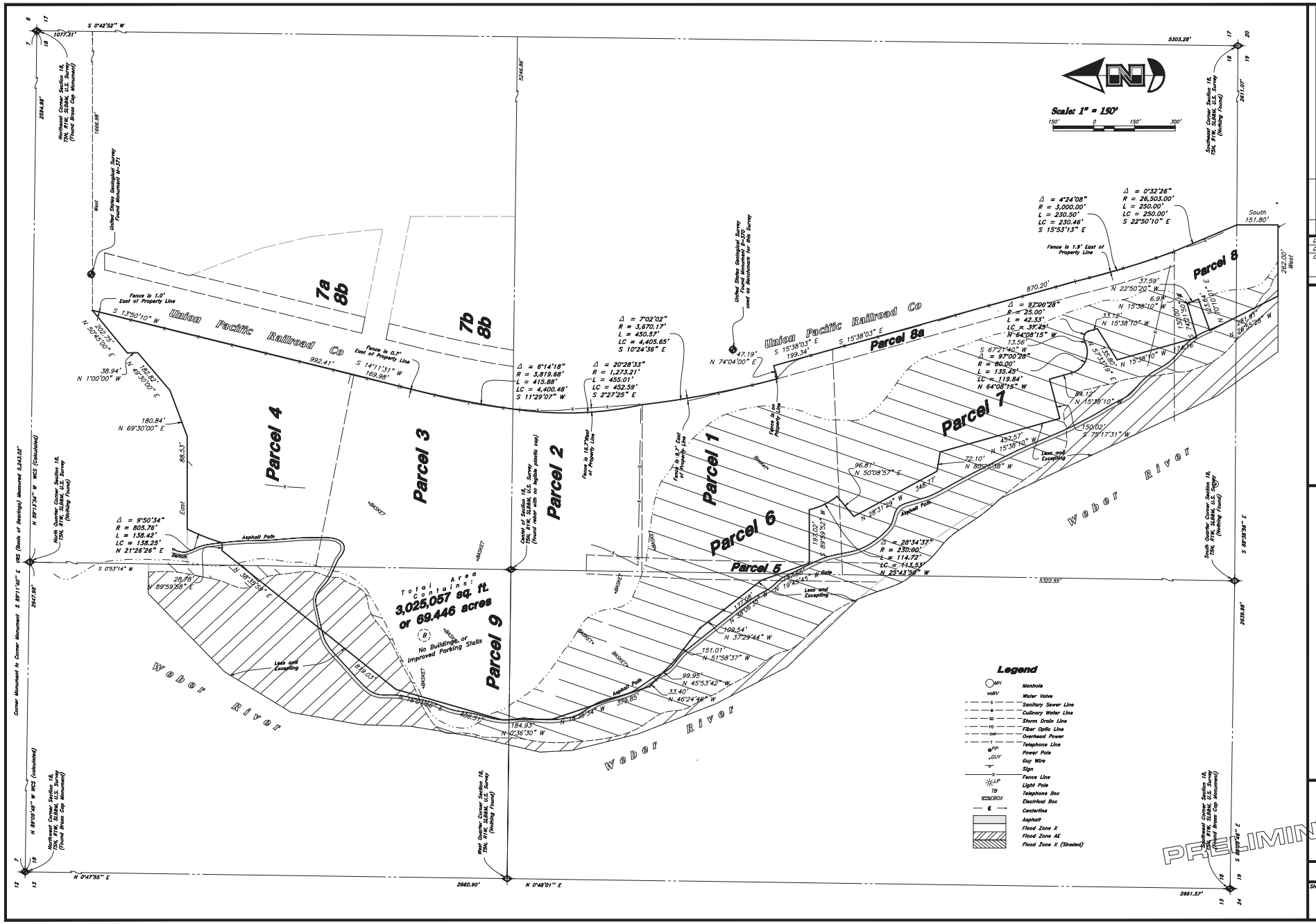
ALTA / NSPS Land Title Survey

Bach Homes Riverdale
5100 South 700 West
Riverdale, Weber County, Utah
A Part of Section 18, T5N, R1W, SLB&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
362256
BRUCE D. PIMPER
STATE OF UTAH
PRELIMINARY

3 Jun, 2019

SHEET NO.
2
of 5



Designed by: BDP
Drafted by: TJC
Client Name:
Bach Homes
19-005as

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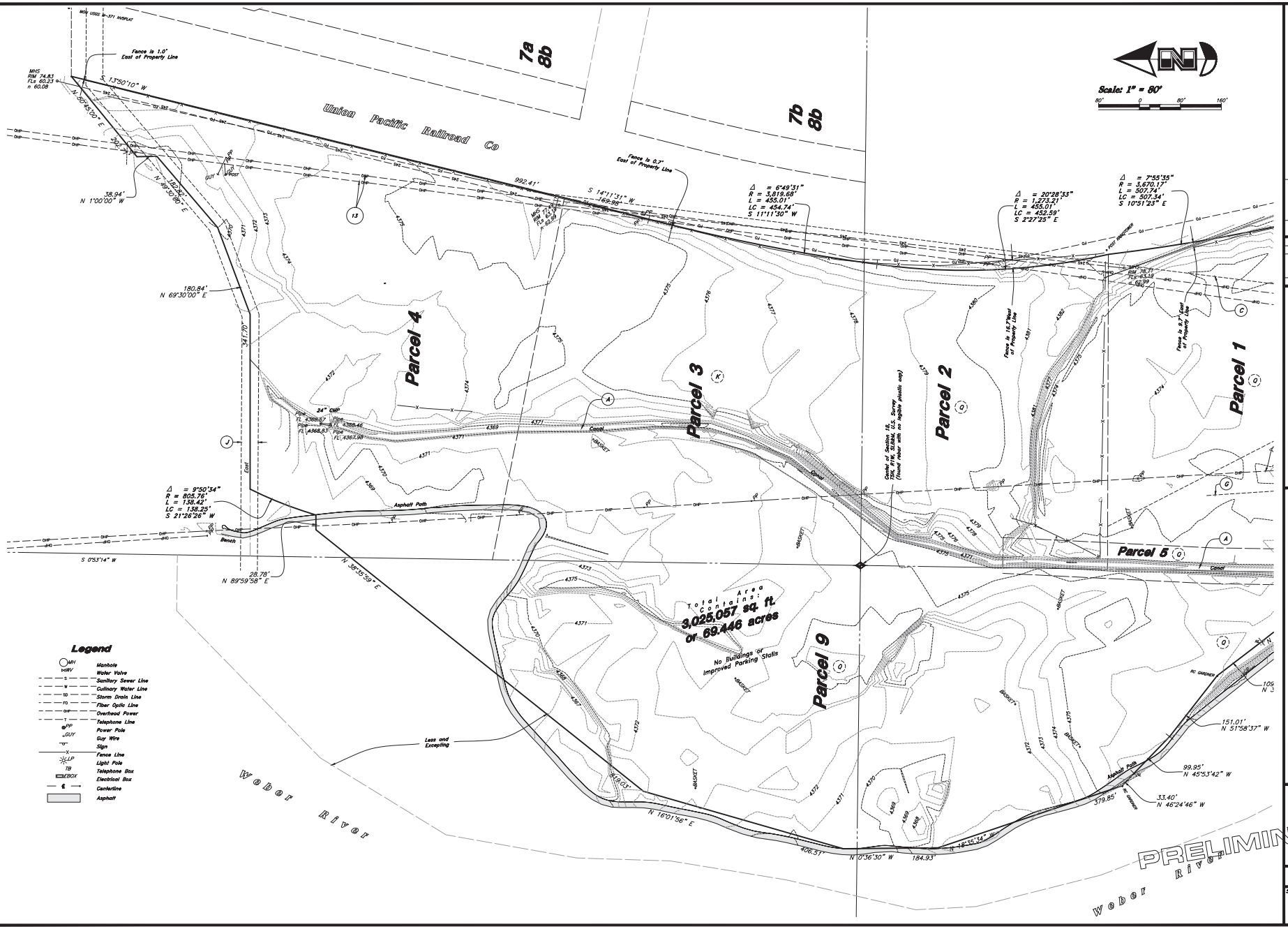
ALTA / NSPS Land Title Survey

Bach Homes Riverdale

5100 South 700 West
Riverdale, Weber County, Utah
A Part of Section 18, T5N, R1W, SLB&M, U.S. Survey

3 Jan, 2019

SHEET NO.
3
of 3



Designed by: BDP
Drafted by: TJC
Client Name:
Bach Homes
19-005as

REV	DATE	DESCRIPTION

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

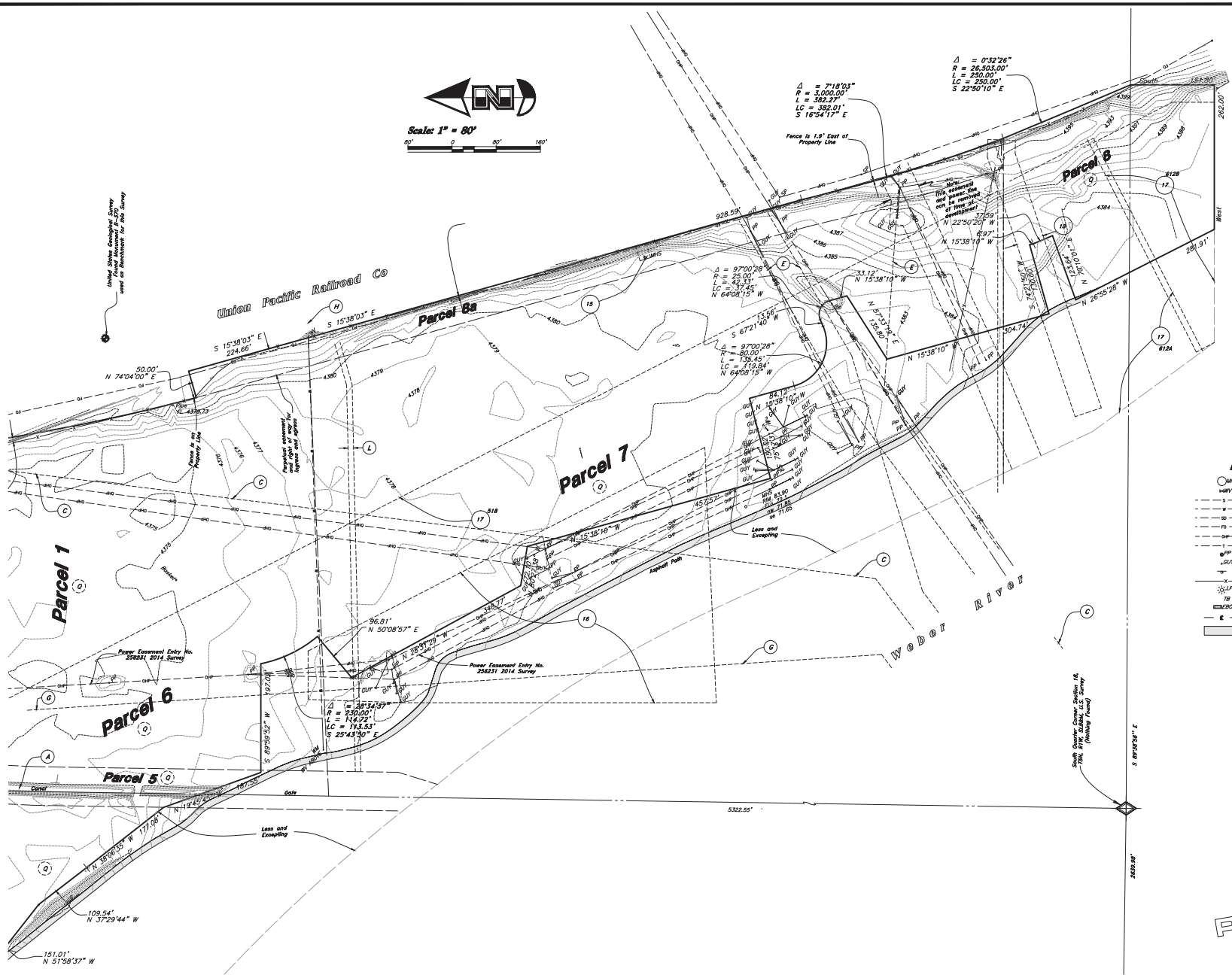
ALTA / NSPS Land Title Survey

Bach Homes Riverdale

5100 South 700 West
Riverdale, Weber County, Utah
A Part of Section 18, T5N, R1W, SLB&M, U.S. Survey

3 Jan, 2019

SHEET NO.
4
of 5



PRELIMINARY

Designed by: BDP
Drafted by: TJC
Client Name:
Bach Homes
19-005as

REV.	DATE	DESCRIPTION

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

ALTA / NSPS Land Title Survey

Bach Homes Riverdale

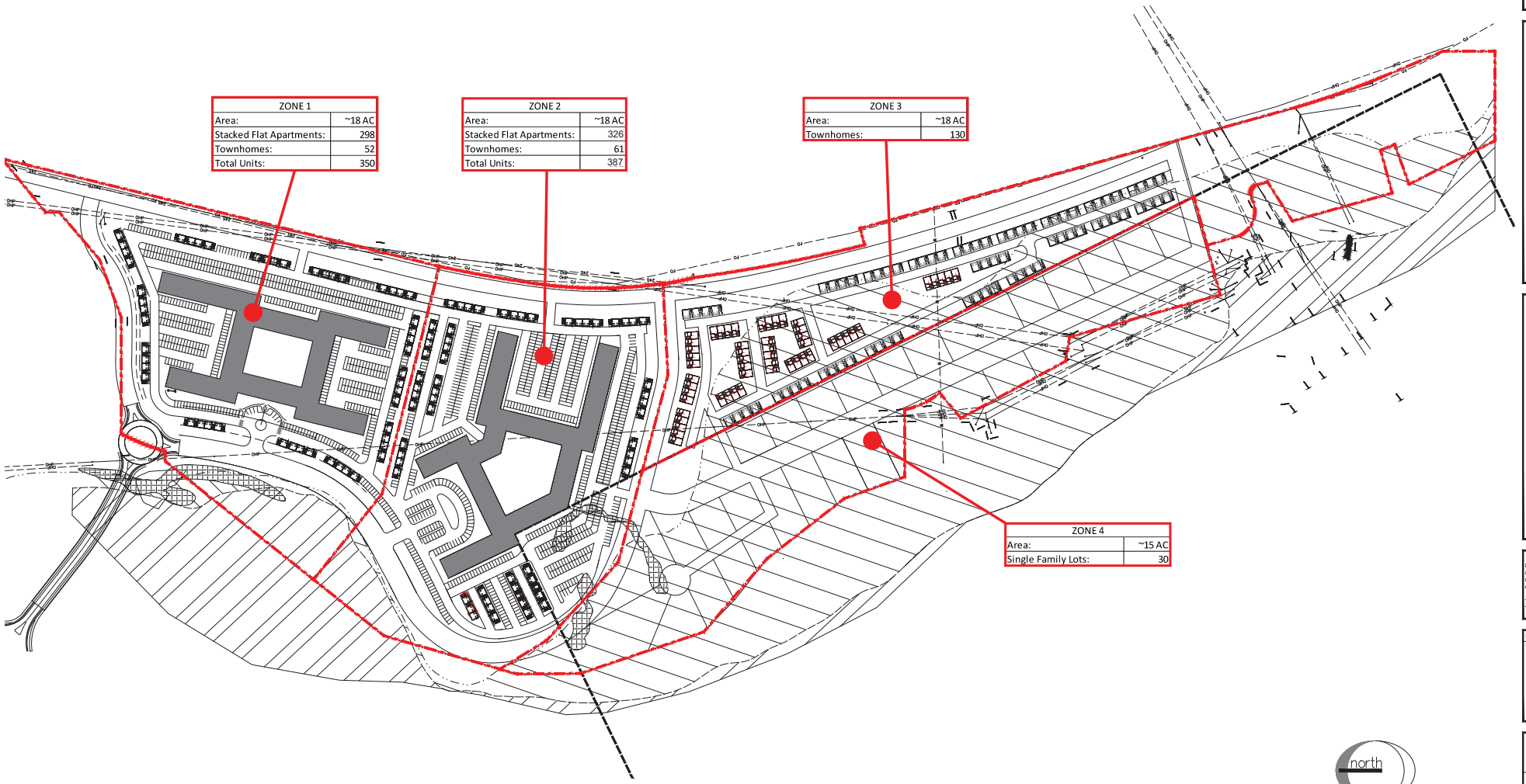
5100 South 700 West
Riverdale, Weber County, Utah
A Part of Section 18, T5N, R1W, SLB&M, U.S. Survey

3 Jan, 2019

SHEET NO.
5
of 5

T T

SITE TOTALS	
Site Area	69.45 AC
Allowable Density	13 Units/AC
Total Units Allowed:	897 Units
Stacked Flat Aparments	624
Townhomes	243
Single Family Homes	30
Total Units:	897



BACH HOMES
11450 South State Street
Suite 300
Draper, Utah 84020
(801) 727-9500
www.bachhomes.net

A PROJECT BY
BACH HOMES

THE PLANS IN THIS PROJECT ARE THE PROPERTY OF BACH HOMES AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT PERMISSION

DRAWING

SQUARE FOOTAGE:
BASEMENT:
MAIN FLOOR:
UPPER FLOOR:
GARAGE:

TOTAL LVG:
TOTAL SF:

DRAWN: PG 1312
REVISION: -

LOT NO.

SHEET NO.

RIVERDALE CITY
CITY COUNCIL AGENDA
July 5, 2022

AGENDA ITEM: G4

SUBJECT: Consideration of Resolution #2022-25 authorizing execution of Development Agreement between Riverdale City and Riverdale Commercial Holdings, LLC as requested by Riverdale Commercial Holdings, LLC.

PRESENTER: Mike Eggett, Community Development

INFORMATION:

a. Executive Summary -Riv Comm Holds Final DA – CC [20220705]
b. Resolution 2022-25
c. RCH Development Agreement ASL DRAFT [2022-06-30]

BACK TO AGENDA

City Council
Executive Summary

For the Council meeting on: 7-5-2022

Petitioner: Riverdale Commercial Holdings, LLC
As represented by Ted Heap/Paul Willie

Summary of Proposed Action

The petitioners of this agenda item, Riverdale Commercial Holdings, LLC, have submitted a Development Agreement proposal to the City for our review and consideration. At the conclusion of the 2021 Legislative Session, the State Legislature passed House Bill 409 which requires that all development agreement proposals with the City go through public hearing review process before being approved, if the development agreement has any land use ramifications or impacts that are requested alterations to current City Codes (per Utah State Code 10-9a-530). This Development Agreement proposal does have a few requested alterations to current City Codes that are specific to the proposed project area and, therefore, this matter was previously reviewed by the Planning Commission to hold a public hearing and thereafter discuss and review the Development Agreement.

Riverdale Commercial Holdings, LLC has been working with Riverdale City staff and Adam Long (who is the City Redevelopment Agency attorney) to establish a Development Agreement document reflecting policies, procedures, and direction to participants with Riverdale Commercial Holdings, LLC and Riverdale City leadership and staff. The Development Agreement document provided in the Council packet is the resultant product of the conversations and efforts put forward by all participating individuals with this effort.

Riverdale Commercial Holdings, LLC is represented by Ted Heap and Paul Willie, with Kyle Fielding participating as their legal counsel in this matter.

On September 14, 2021, the Planning Commission held a public hearing to review the proposed Development Agreement document. This public hearing, regarding this proposed Development Agreement document, was posted and advertised in accordance with State Code. No public comments were provided prior or during this public hearing. At the conclusion of the public hearing, the Planning Commission discussed the proposed Development Agreement and any differences therein from current City Codes. The Commission thereafter forwarded the Development Agreement to the City Council with a recommendation for favorable approval of the Development Agreement proposal.

It has taken some back-and-forth negotiation to finalize this agreement, but the agreement is now ready to be reviewed and considered for approval by the City Council on behalf of the City's interest as it relates to this agreement specifically.

Following the presentation and discussion of the proposal, the City Council may make a motion to approve the submitted Development Agreement proposal, approve the proposal with any requested modifications or alterations to the agreement, table the matter to a later date to allow for further discussions and revisions between the parties, or not approve the proposed Development Agreement with the appropriate findings of facts. If an approval is provided, then this would allow the City to engage with petitioner as

directed to do so in the attached Development Agreement document.

Title 10 Ordinance Guidelines (Code Reference)

Suggested Code revisions are regulated under Utah State Code 10-9a-530. The proposed Development Agreement documentation has been provided in your packet for review and commentary.

The City Attorney has also reviewed the proposed Development Agreement and has discussed his concerns with the Riverdale Commercial Holdings team and with RDA Attorney Adam Long.

Staff would encourage the City Council to discuss this matter and then provide a motion to approve the submitted Development Agreement proposal, approve the proposal with any requested modifications or alterations to the agreement, table the matter to a later date to allow for further discussions and revisions between the parties, or not approve the proposed Development Agreement with the appropriate findings of facts.

General Plan Guidance (Section Reference)

There is no General Plan Guidance for this request.

Legal Comments – City Attorney

_____
Steve Brooks, Attorney

Administrative Comments – City Administrator

_____
Steve Brooks, City Administrator

RESOLUTION NO. 2022-25

A RESOLUTION OF RIVERDALE CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BETWEEN RIVERDALE CITY AND RIVERDALE COMMERCIAL HOLDINGS, LLC., CONCERNING THE DEVELOPMENT OF PROJECT AREAS LOCATED AT APPROXIMATELY 4844 SOUTH 1500 WEST, RIVERDALE, UTAH

WHEREAS, Riverdale City, acting pursuant to their authority under Utah Code Annotated §§ 10-9a-101, et seq., as amended, §§ 17C-1-101, et seq., and the Municipal Code for the City of Riverdale (the "City Code"), and in furtherance of their land use policies, goals, objectives, ordinances, resolutions, and regulations, have made certain determinations with respect to the proposed development of the Property located at approximately 4844 South 1500 West, in exercise of its legislative discretion, and has elected to enter into this Agreement.

WHEREAS, Developer, RIVERDALE COMMERCIAL HOLDINGS, LLC., a Utah Corporation, is the developer of certain real property commonly known as the West Bench East project area, located on the east side of 1500 and north of Riverdale Road at approximately 4844 South 1500 West, Riverdale, Utah, legally described in the attached Exhibits (the "Property") and desires to develop said property to allow for its development consistent with the terms of this Agreement.

WHEREAS, the Developer contemplates, and the City understands that the development of the Property shall be consistent with the Concept Plan of the development, all laws and ordinances and including the list of essential elements identified therein. The development of the Property in connection with the Concept Plan and this Agreement is referred to as the "Project."

WHEREAS, Riverdale City has reviewed the plans and request from RIVERDALE COMMERCIAL HOLDINGS, LLC., and determines that the conditions for development of the area have been or will be met and therefore has agreed to allow development of the land location; and

WHEREAS, the Riverdale City Council has fully reviewed the attached Agreement between the City and RIVERDALE COMMERCIAL HOLDINGS, LLC., concerning the development of the lot and agrees to all the terms and conditions contained therein; and

WHEREAS, the City now desires to allow Developer to make improvements to the Property in conformity with this Agreement, all state and local codes and the City acknowledges that the development and improvements of the Property pursuant to this Agreement will result in planning and economic benefits to the City and its residents and will provide certainty useful to Developer and the City in ongoing and future dealings.

NOW THEREFORE, the Riverdale City Council hereby approves the attached Development Agreement (Attached hereto as Exhibit 1 and incorporated hereby) as written and

authorizes the Mayor of Riverdale City to execute this Agreement on behalf of the City.

RESOLVED this ____ day of July, 2022.

_____
Mayor Braden Mitchell
Riverdale City

Attest:

_____
Michelle Marigoni, City Recorder

Exhibit 1

DEVELOPMENT AGREEMENT

EXHIBIT 1

DEVELOPMENT AGREEMENT

This Development Agreement ("**Agreement**") is made and entered into effective as of _____, 2022 ("**Effective Date**") by and between Riverdale Commercial Holdings, LLC, a Utah limited liability company (the "**Developer**"), and Riverdale City, a municipality and political subdivision of the State of Utah (the "**City**").

RECITALS

A. The Developer has acquired or may in the future acquire approximately 18.2+/- acres of land located along 1500 West, just North of Riverdale Road (the "**Developer Land**"). A map identifying the Developer Land is attached hereto as "**Exhibit A**" and incorporated by this reference. Next to the Developer Land, and also depicted in the Map attached hereto as "**Exhibit A**" is approximately 5+/- acres of land (the "**Agency Land**") currently owned by the Redevelopment Agency of Riverdale City (the "**Agency**").

B. The Developer is seeking to develop the Developer Land as a distribution retail center/e-commerce fulfillment center which includes manufacturing and/or assembly operations with either on-site or internet sales (the "**Project**"). The Project will be subject to this Agreement as further described below.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the City hereby agree to the following:

ARTICLE I
DEFINITIONS

The following terms are defined as follows:

1.1 "City" means Riverdale City, a body corporate and politic of the State of Utah, with a principal office located at 4600 S Weber River Dr., Riverdale UT 84405.

1.2 "City Code" means the City Code of Riverdale City, Utah.

1.3 "Concept Plan" means the concept plan attached hereto as "**Exhibit B**."

1.4 "Developer" means Riverdale Commercial Holdings, LLC, a Utah limited liability company, with a mailing address of 95 W 100 S Suite 340, Logan UT 84321, or any successor-in-interest.

1.5 "Development" means the development project to be constructed on the Developer Land, substantially as shown in the Concept Plan, which may be developed in phases as determined by the Developer.

ARTICLE II
CONDITION PRECEDENT

2.1 Council Approval Required. This Agreement does not take effect until the City Council has approved this Agreement by ordinance or resolution adopted in an open and public meeting, following a public hearing.

ARTICLE III
PRELIMINARY PROVISIONS

3.1 Property Affected by this Agreement. The legal descriptions of the Developer Land and Agency Land, respectively, to which this Agreement applies, are attached as "**Exhibit C**" and incorporated by reference.

3.2 Development Rights. The approval of this Agreement will entitle the Developer to develop the Development in conformance with the Concept Plan, subject to Developer following all applicable City Code provisions and processes, including, by way of example and not limitation, site plan approval, site plan amendment, plat approval, etc. All development of the Development must be in compliance with all applicable City Codes in effect as of the Effective Date. Variations to the Concept Plan such as exact building or parking locations, phasing, and changes to building size or improvement layout, may be effected by the Developer subject to following all applicable City Code requirements relating to City Council or Planning Commission approval. The City acknowledges and agrees that Developer's submission, recording, and development of the Development may proceed in various phases as determined by Developer in its sole discretion as long as the City's ordinances, polices, and procedures are observed. Accordingly, Developer may develop such phases in any order, as market conditions or other factors may dictate, and City approval of each final plat shall entitle Developer to proceed with the development of individual phases, provided that Developer complies with all City bonding and/or recording requirements. Developer may provide in each phase the logical extension of the road system, infrastructure, and utilities considering the Development as a whole, in compliance with the terms of this Agreement and the other applicable City ordinances and regulations. Placement of the utility infrastructure will be specified in the final plat of each phase. The development rights described in this Section 3.2, and Sections 3.3 thru 3.7 constitute the "**Vested Rights of Developer**."

3.3 Conditional Uses/Permitted Uses.

3.3.1 With this Project, the Developer is attempting to respond to a dramatic market shift from brick-and-mortar retail to internet-based commerce but work within the existing C-3 zone. To facilitate the development of the Project, the City agrees to this Subsection 3.3 in order to streamline conditional use applications submitted with respect to the Project, as follows: Developer shall submit an application for a conditional use within the Developer Land to the community development department, which shall promptly forward the application to the planning commission, provided that the application is complete and eligible for planning commission review; once submitted to the planning commission, the application

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shall be considered by the planning commission at its next regularly-scheduled meeting that is at least fourteen (14) calendar days after such application was submitted to the City community development department.

3.3.2 The following uses are conditional uses within the Project:

3.3.2.1 Distribution centers

3.3.2.2 Handgun shooting range (indoor)

3.3.2.3 Motorboat sales and service

3.3.2.4 New or used automobile sales and service

3.3.2.5 Rental auto

3.3.2.6 Repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building

3.3.2.7 Tire sales and service

3.3.2.8 Educational institution, including Public or private college or university, Public, private or charter school grades K-12, and Trade, technical or industrial school

3.3.2.9 Linen supply service

3.3.2.10 Liquor store, state store only

3.3.2.11 Machine shop operations incidental to any use permitted in C-3 district, or herein, or incidental to any on or off-site retail distribution

3.3.2.12 Manufacture or assembly of goods retailed on premises or shipped or distributed off premises

3.3.2.13 Motorcycle and motor scooters sales and service

3.3.2.14 Office (any)

3.3.2.15 RV Sales and Service

3.3.3 The City hereby agrees with respect to the uses listed in subsection 3.3.2 immediately *above*:

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3.3.3.1 such uses within the Project are necessary or desirable to provide a service or facility which will contribute to the general well-being of the community;

3.3.3.2 each such use conforms to the goals, policies and conditions specified in Title 10 Chapter 19 of the City Code for such use; and

3.3.3.3 each such use conforms to the goals, policies and governing principles and land use of the master plan for the City.

3.3.4 The planning commission may deny a conditional use application for any of the uses listed in subsection 3.3.2 *above* if and only if:

3.3.4.1 the planning commission reasonably determines that the reasonably anticipated detrimental effects of the proposed use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards; or

3.3.4.2 the planning commission cannot reasonably conclude that the proposed use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs; or

3.3.4.3 the planning commission cannot reasonably conclude that the proposed use will not, under the circumstances of the particular case and the conditions imposed, lead to the deterioration of the environment, or ecology of the general area, nor will it produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally affect, to any appreciable degree, public or private property, including the operation of existing uses thereon, in the immediate vicinity or the community or area as a whole.

3.4 Signage. The Developer anticipates possibly, in the Developer's discretion, expanding the Development to include rights to land that fronts I-15, Riverdale Road, and/or I-84. This Section 3.4 applies in the event the Developer does acquire rights to land that fronts I-15, Riverdale Road, and/or I-84, in connection with the Development. The Development shall be permitted to have a pole/pylon sign on the I-15 frontage and a three faced pole/pylon sign on the Riverdale Road/I-84 frontage, subject to compliance with all applicable City Code provisions, substantially in the locations roughly identified, respectively, in the attached "**Exhibit D**" (the "**Highway Signs**"). Each of the Highway Signs shall be allowed to utilize eight hundred (800) square feet per face (or less, as determined by Developer), with the active area of the electronic message center to no exceed 400 square feet (or less, as determined by Developer), and up to sixty

(60) feet in total height (or less, as determined by Developer). The height of the Highway Sign shall be measured from the average ground level immediately surrounding the base of the Highway Sign to the top of its highest element. In instances where the base of the Highway Sign is lower than the adjacent roadway, the height of the Highway Sign shall be calculated from the top, back of the adjacent curb to the top of the Highway Sign's highest element. The Highway Signs shall be allowed to provide third-party advertisement on the electronic portion of the sign face, solely for businesses located within either (i) the area bounded by I-15, I-84, Riverdale Road, and West 4400 South or (ii) the boundaries of the West Bench Redevelopment Project Area. The secondary frontages along 1500 West Street shall be allowed signage complying with the provisions outlined in Section 10-16-8(B) of the City Code. The Highway Signs shall be considered independent from and not count toward or against any area calculations used for the signage along 1500 West Street or internal to the Developer Land. The planning commission may deny a conditional use application for any of the signs described in this Section 3.4 if and only if the planning commission reasonably determines that the reasonably anticipated detrimental effects of the proposed use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Developer shall be solely responsible for acquiring the necessary property rights for the Highway Sign(s), other signage described in this paragraph, and all other aspects of the Development.

3.5 Fees. Developer agrees to pay all applicable development fees of the City, legally in effect uniformly throughout the entire City, as they exist on the applicable date when payment is due. Developer agrees not to challenge, contest, or bring judicial action seeking to avoid payment of or to seek reimbursement of those fees so long as the fees are uniform and calculated accurately according to applicable State law and City ordinance. The City will only assess Developer those fees as are applied uniformly throughout the City and properly assessed under applicable City ordinance and State law.

3.6 Infrastructure and System Improvement Scope and Cost. Developer acknowledges that the Development will require essential infrastructure. Subject to Sections 4.4 and 4.5 *below*, Developer is required, at Developer's sole expense and effort, to construct such infrastructure and system improvements in the size, scale, magnitude and capacity required by the Development, applicable provisions of the City Code. If the City requests or requires, as a condition to granting any land use approvals, Developer to construct any improvements to a capacity that exceeds the minimum level required to adequately service the Development, then the City agrees to pay the proportionate cost for the excess capacity.

3.7 Third Party Agreements. The City represents and warrants to Developer that the City is not a party to, and that is not aware of, any third-party agreements or understandings that would require Developer to pay to any other person a fee for Developer's utilization for connecting to any infrastructure or improvements existing or under construction or development at the time of this Agreement. If demand is made upon Developer for payment or reimbursement by any such third party, and such third-party claims that such an agreement or understanding exists, the City agrees to pay all such claims and amounts demanded, and the City will be subrogated to all rights of Developer to challenge those claims.

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3.8 Reimbursement of Certain Costs. The City shall reimburse Developer for certain improvements constructed as part of the Development as shown on Exhibit F (each a "Reimbursable Improvement" and together the "Reimbursable Improvements"). The amount paid to Developer as reimbursement for a given improvement shall be the amount listed for that improvement on Exhibit F, regardless of the actual cost to Developer to complete such improvement. The City shall not pay reimbursements for any improvements other than those listed on Exhibit F, although additional improvements may be required as part of the Development.

Upon completion, and acceptance by the City, as applicable, of a Reimbursable Improvement, the Developer may submit to the City a Request for Reimbursement substantially in the form attached hereto as Exhibit E, describing the applicable improvements and the requested reimbursement amount. Unless reasonably objected to by the City within 30 days of receipt, a Request for Reimbursement will be conclusively deemed final and complete on the date that is 31 days after the City's receipt of the Request for Reimbursement. The City shall pay the applicable reimbursement amount within 45 days of the date on which Developer submits a complete and accurate Request for Reimbursement in compliance with this Section 3.8.

ARTICLE IV
CITY'S UNDERTAKINGS

4.1 Zoning/Concept Plan Approval. The Developer Land will remain zoned C-3 regional commercial zoning unless otherwise agreed to by the Developer in the Developer's discretion. By approving this Agreement, the City approves the Concept Plan as attached hereto. The Developer acknowledges that final site plan approval will need to be obtained for each phase of the Development through standard City processes and procedures. The City shall promptly review all materials and applications submitted by Developer in connection with the Development (in whole or in part). The City will not unreasonably withhold any approval, and with respect to any disapproval, the City must include with each decision of disapproval a clear written statement of the reasons for the disapproval, and recommendations, if any, for remediation.

4.2 Acceptance of Improvements. The City shall timely inspect and accept all improvements which are intended for public use and which have been constructed by Developer or its agents in accordance with the City's standards and as shown on the approved construction drawings. Unless otherwise specifically approved by the City Council and clearly labeled on the final subdivision plat, all roads within the Development will be public roads.

4.3 Provision of Information. The City shall timely provide to the Developer all information, studies, reports, and requirements needed for Developer to properly understand all utility and infrastructure requirements for the Development.

4.4 Infrastructure Participation/Reimbursement. The City shall not require of the Developer any dedications or infrastructure improvements that exceed the demand imposed by the Development. To the extent the City requests, and the Developer agrees, to upsize any infrastructure improvements constructed by the Developer, the City shall reimburse Developer for any upsizing beyond what is required for the Development.

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4.5 Offsite Improvements. As provided in Article IV, Developer is responsible for the construction of all onsite infrastructure improvements required for the Development. The City agrees that the Developer is not responsible for any offsite infrastructure improvements. Notwithstanding the foregoing, nothing contained herein may be construed to relieve Developer of its obligations to pay impact fees related to the Development. The City will timely provide all offsite infrastructure improvements for the respective improvements to have adequate capacity to properly serve the Development.

4.6 Snow Removal. Public streets shall be snow-plowed by the City in accordance with City policy, but the City has no responsibility for clearing snow from sidewalks, private driveways, parking lots, or walkways.

4.7 Bonding. Developer's bonding for the Development shall be in phases consistent with Developer's phasing plan and shall be in the form of a series of surety bonds, cash bonds, or other forms of assurances provided in City Code. The City agrees to provide for partial release of such bond(s) as required by applicable State law.

ARTICLE V
DEVELOPER'S UNDERTAKINGS

5.1 Developer Obligations. Conditioned upon City's performance of its undertakings set forth in Article IV, and provided Developer has not terminated this Agreement pursuant to Section 7.1, Developer agrees to complete the following in general accordance with Developer's Concept Plan:

(A) Specific Improvements. Developer shall construct all of the Reimbursable Improvements as shown on Exhibit F and all of the improvements shown on Exhibit G (the "Developer Improvements").

(B) Water. Developer shall construct all onsite water lines and related facilities and improvements within the Development, according to applicable City Code. Additionally, Developer shall construct certain water vault improvements if reasonably and properly required by the City, subject to reimbursement of a portion of such costs by the City as set forth in Section 3.8 *above*.

(C) Water Rights. Developer shall dedicate to the City two (2) shares of the Davis and Weber Counties Canal Company (the "**Dedicated Shares**"), which the City and Developer acknowledge will be adequate to fully serve the Project as currently contemplated and as shown on the Concept Plan. Developer shall dedicate additional water to the City as may be reasonably necessary to serve the Project if the eventual Project deviates from the Project as currently contemplated.

(D) Sewer. Developer shall construct all onsite sewer lines and related facilities and improvements within the Development, according to applicable City Code.

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(E) Electrical Power. Developer shall construct all onsite electrical power improvements within the Development, including the re-routing or burial of existing power lines within the Development, according to applicable City Code.

(F) Electric Transmission Lines. Developer shall cause Rocky Mountain Power to reroute the existing electrical transmission lines substantially as outlined in the attached Exhibit H, subject to reimbursement of a portion of such costs by the City as set forth in Section 3.8 *above*.

(G) Roads. Developer will be responsible to construct all roads, curbs, gutter and sidewalks within or serving the Development, according to applicable City Code, subject to reimbursement of certain of the same costs by the City as set forth in Section 3.8 *above.*

(H) Storm Drain System. The Developer shall design and install a system of positive drainage sufficient to comply with applicable City Code. The Developer shall be responsible to install and maintain all drainage facilities within the Development that are outside the City right-of-way. The City's responsibility for maintenance shall end where any private drain connects to a manhole in the public right-of-way.

(I) Maintenance of Items Outside of Public Right-of-Way. Unless located on City property, the Developer shall be responsible for the maintenance of parking lots, landscaping, walkways, light fixtures, or any other improvement or amenity located outside of the City's right-of-way.

The City hereby grants a temporary, irrevocable, and non-exclusive license to Developer and its agents, employees, servants, consultants, and contractors over, through, and across those portions of any City owned land or rights of way, including without limitation 4800 S and 1500 W, as is reasonably necessary to design, install, and/or construct the above-described improvements. This license will terminate immediately upon final completion of those improvements and acceptance of the same by the City.

ARTICLE VI
GENERAL REQUIREMENTS AND RIGHTS OF THE CITY

6.1 Issuance of Permits. Developer, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Developer's undertakings and shall make application for such permits directly to the applicable City department(s) having authority to issue such permits in connection with the performance of Developer's undertakings. The City, including its departments and agencies, shall not unreasonably withhold or delay the issuance of its permits.

6.2 Police Powers. This Agreement, or any part of this Agreement, will not limit the exercise of the police powers of the City to enact ordinances, standards, or rules regulating

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development, zoning, subdivision, growth management, transportation, annexation, municipal services, and other land use matters.

6.3 Impact on Vested Rights. The exercise of the City's police and/or legislative powers may only be applied to modify the Vested Rights of Developer under the terms of this Agreement based upon policies, facts, and circumstances that meet the compelling, countervailing public interest exception to the vested rights doctrine as required under Utah law. Any such proposed change affecting the Vested Rights of Developer must be of general application to all development activity within the City; and unless in good faith the City declares an emergency, Developer will be entitled to prior written notice and an opportunity to be heard with respect to any such proposed change and its applicability to the Development under the compelling, countervailing public interest exception to the vested rights doctrine.

6.4 Initiative and Referenda. Both parties understand that any legislative action by the City Council is subject to initiatives, referral, or challenge by individuals or groups of citizens, including approval of annexations, annexation agreements, and zoning. Developer agrees that the City may respond to, approve, or reject any initiative, referral, or challenge as the City deems appropriate in its discretion, guided by the standards in Utah law. Developer agrees that the City shall not be found to be in breach of this Agreement due to the City's response to, approval of, or rejection of any initiative, referral, or challenge or due to the success of an initiative, referendum, or challenge, so long as the initiative, referendum, or challenge relates to any legislative act contemplated or undertaken in connection with this Agreement. In the case of a successful initiative, referendum, or challenge, this Agreement is void at inception.

ARTICLE VII
REMEDIES

7.1 Remedies for Breach. Unless otherwise provided in this Agreement, in the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting party or any permitted successor to such party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within the 30-day period, the party receiving such notice shall, within the 30-day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved party may institute such proceedings as described in Section 7.2 Dispute Resolution, below.

7.2 Dispute Resolution. Except as otherwise provided in the Agreement, it is understood and agreed among the parties hereto that, any and all claims, grievances, demands, controversies, causes of action or disputes of any nature whatsoever (hereinafter "**Claims**"), arising out of, in connection with, or in relation to: (i) the interpretation, performance, or breach of this Agreement, or (ii) the arbitrability of any Claims under this Agreement, shall be resolved by mediation in accordance with Section 7.2.1, and if that process fails, by arbitration in accordance with Section 7.2.2. Relief granted under this Section 7.2 shall be subject to the provisions of Section 7.4 of this Agreement.

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7.2.1 Mediation. In the event any Claim is not resolved by an informal negotiation between the parties within fourteen (14) calendar days after the expiration of the applicable cure periods under Section 7.1, the matter shall be referred to informal, non-binding mediation. The parties shall select a mutually acceptable neutral mediator and the mediation contemplated by this Subsection 7.2.1 shall occur within thirty (30) calendar days after the date on which the Claims were referred to mediation. Any mediation under this Section will take place in Weber County, Utah.

7.2.2 Arbitration. Should any Claims remain after the completion of the mediation process described above, the Members agree to submit all remaining Claims to final and binding arbitration in Weber County, Utah in accordance with the Utah Uniform Arbitration Act. The arbitrator shall apply Utah law to all Claims, excluding Utah's choice-of-laws principles. The arbitrator shall render a decision and a written, reasoned opinion in support thereof, within thirty (30) calendar days after the date on which the Claims were referred to arbitration. Such decision may award reasonable attorneys' fees and costs to the prevailing party as determined by the arbitrator based upon settlement offers and such other facts as are deemed relevant by the arbitrator. Judgment upon the award may be entered in any court having jurisdiction thereof. The arbitration shall be final and binding upon the parties, subject only to the judicial power to vacate an award under Section 124, Chapter 11, Title 78B, Utah Code, as may be amended from time to time.

7.2.3 Costs. The parties shall bear their respective costs incurred in connection with the procedures described in this Section 7.2, except that the parties shall equally share the fees and expenses of the mediator or arbitrator and the costs of the facility for the hearing.

7.2.4 Survivability. The provisions of this Section 7.2 shall survive the termination of this Agreement. The parties expressly acknowledge that by signing this Agreement, they are giving up their respective right to a jury trial.

7.3 Attorney Fees. Each party agrees that should it default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including reasonable attorneys fee which may arise or accrue from enforcing this Agreement, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such remedy is pursued by filing a lawsuit or otherwise, and whether such costs and expenses are incurred with or without suit or before or after judgment.

7.4 Limitation on Damages. NOTWITHSTANDING ANYTHING TO THE CONTRARY ELSEWHERE IN THIS AGREEMENT OR PROVIDED FOR UNDER ANY APPLICABLE LAW, NO PARTY SHALL, IN ANY EVENT, BE LIABLE TO ANY OTHER PERSON, EITHER IN CONTRACT, TORT OR OTHERWISE, FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL OR PUNITIVE DAMAGES OR SUCH OTHER PERSON, INCLUDING LOSS OF FUTURE REVENUE, INCOME OR PROFITS, DIMINUTION OF VALUE OR LOSS OF BUSINESS REPUTATION OR OPPORTUNITY RELATING TO THE BREACH OR ALLEGED BREACH HEREOF, WHETHER OR NOT THE POSSIBILITY OF SUCH DAMAGES HAS BEEN DISCLOSED TO THE OTHER PARTY IN

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ADVANCE OR COULD HAVE BEEN REASONABLY FORESEEN BY SUCH OTHER PARTY.

ARTICLE VIII
GENERAL PROVISIONS

8.1 Transfer of Property. Developer is entitled to assign as collateral all or any portion of its rights under this agreement to one or more of Developer's lenders, on any terms that Developer and its lender or lenders deem necessary or proper. If requested by Developer, the City will execute and deliver to any lender of Developer one or more consents to assignment of this Agreement as collateral and/or estoppel certificates that confirm the City's agreement with any assignment of this Agreement as collateral by Developer and that provides customary assurances to Developer's lenders. Developer is also entitled to assign its rights, in whole or in part, under this Agreement to any other person. In the event of an assignment of this Agreement or any interest in this Agreement, the transferee will succeed to all Developer's rights under this Agreement as to the interest transferred. Notwithstanding the foregoing, Developer's selling or conveying the Development or individual lots or parcels of land to builders, individuals or others will not be deemed to be an "assignment of this Agreement as collateral" subject to the above requirement for approval unless specifically designated as such by Developer.

8.2 No Joint Venture, Partnership, Third-Party Rights or Agency. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, and does not create any rights or benefits to third parties. No agent, employee or servant of the Developer or the City is or shall be deemed to be an employee, agent or servant of the other party. None of the benefits provided by any party or by the Developer to its employees, including but not limited to worker's compensation insurance, health insurance and unemployment insurance, are available to the employees, agents, contractors or servants of the other party. The parties shall each be solely and entirely responsible for their respective acts and for the acts of their respective employees, agents, contractors and servants throughout the term of this Agreement.

8.3 Agreement to Run with the Land. This Agreement or a summary notice of this Agreement may be recorded against the Development by Developer, and is be deemed to run with the land and will be binding on all successors and assigns of the Developer in the ownership and development of any portion of the Development.

8.4 Term. This Agreement shall commence on the Effective Date and continue for a period of seventeen (17) years unless earlier terminated by written agreement of the parties. Additionally, if a final plat for any phase of the Development has not been recorded by the date that is exactly three (3) years after the Effective Date, the City may elect, by providing written notice to Developer, to terminate this Agreement at any time before a final plat is recorded for the Development.

8.5 Integration. This Agreement, including the Recitals, exhibits and attachments, each of which are incorporated into and made an integral part of this Agreement, contains the entire agreement of the parties hereto with respect to the subject matter hereof and integrates all

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prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

8.6 Severability. If any part or provision of this Agreement shall be adjudged unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific part or provision determined to be unconstitutional, invalid or unenforceable. If any condition, covenant or other provision of this Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

8.8 Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such party at its address identified in the Definitions *above*. Any party may change its address or notice by giving written notice to the other party in accordance with the provisions of this section.

8.9 Amendment. The parties or their successors in interest may mutually, by written agreement, choose to amend this Agreement at any time. Any material amendment of this Agreement shall require the prior approval of the City Council; otherwise, minor modifications shall not require prior approval of the City Council but rather shall only require the approval or consent of applicable City staff.

8.10 Further Assurances. City and Developer each agree to perform such other acts, and to execute, acknowledge and deliver such other instruments, documents and other materials as the other may reasonably request and as shall be necessary in order to effect this Agreement.

8.11 Non-liability of Officers, Representatives, Agents, or Employees. No officer, representative, agent, or employee of either party shall be personally liable to the other party or any successor-in-interest or assignee of the other party, in the event of any default or breach by such party or for any amount which may become due such party or its successors or assignee, for any obligation arising out of the terms of this Agreement.

8.12 Ethical Standards. The Developer represents that it has not: (a) provided an illegal gift or payoff to any officer or employee of the City, or former officer or employee of the City, or to any relative or business entity of an officer or employee of the City; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in Utah Code Ann. § 10-3-1301 et seq. and 67-16-3 et seq.; or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any officer or employee of the City or former officer or employee of the City to breach any of the ethical standards set forth in State of Utah statute or City ordinances.

8.13 No Officer or Employee Interest. It is understood and agreed that no officer or employee of the City has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds resulting from the performance of this Agreement. No officer, manager, employee

or member of the Developer, or any member of any such persons' families shall serve on any City board or committee or hold any such position which either by rule, practice, or action nominates, recommends, or supervises the Developer's operations, or authorizes funding or payments to the Developer. This section does not apply to elected offices.

8.14 Governing Law & Venue. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah. Any action taken to enforce the provisions of this Agreement shall have exclusive venue in the Second District Court of the State of Utah, Weber County, Utah.

8.15 Contra Proferentum. This is an arm's-length Agreement: The parties have read this Agreement and have executed it voluntarily after having been apprised of all relevant information and the risks involved and having had the opportunity to obtain legal counsel of their choice. Consequently, no provision of this Agreement shall be strictly construed against either party.

[Signature Pages Follow]

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[Signature Pages to Development Agreement]

This Development Agreement is agreed to by:

"DEVELOPER"

RIVERDALE COMMERCIAL HOLDINGS, LLC

By: _____
Printed Name:
Title:

STATE OF UTAH)
§
COUNTY OF _____)

On this _____ day of _____, in the year 2022, before me, _____ a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same in his capacity as _____ of Riverdale Commercial Holdings, LLC.

Witness my hand and official seal.

_____
(notary signature)

(seal)

[Signatures Continue]

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"CITY"

RIVERDALE CITY

By: _____
Braden Mitchell, Mayor Pro Tem

Attest:

_____
Michelle Marigoni, City Recorder

Approved as to Form:

_____
Steve Brooks, City Attorney

STATE OF UTAH)
§
COUNTY OF WEBER)

On this _____ day of _____, in the year 2022, before me, _____ a notary public, personally appeared Braden Mitchell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed the same in his capacity as Mayor Pro Tem of Riverdale City, Utah.

Witness my hand and official seal.

_____
(notary signature)

(seal)

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EXHIBIT A

MAP

EXHIBIT B

CONCEPT PLAN

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EXHIBIT C

LEGAL DESCRIPTION

EXHIBIT D

SIGNAGE LOCATION MAP

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EXHIBIT E

REQUEST FOR REIMBURSEMENT

To: _____
_____
_____
_____

From: _____
_____
_____
_____

Re: Request for payment of Reimbursement pursuant to Development Agreement

Date of Request: _____

$ Amount Requested to be Reimbursed: _____*

Describe improvements substantially completed:
_____
_____
_____
_____

Reference to applicable Section(s) of the Development Agreement: _____

***Include supporting documentation showing actual costs that are part of this request.**

Signed: _____
Dated: _____

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EXHIBIT F

Reimbursable Improvements

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EXHIBIT G

Developer Improvements

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EXHIBIT H

Electrical Transmission Line Relocation

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