



**NOTICE OF A WORK SESSION WITH STAFF,
PUBLIC HEARING AND A REGULAR MEETING OF
THE VINEYARD TOWN COUNCIL
February 25, 2015 at 6:00 pm**

Public Notice is hereby given that the Vineyard Town Council will hold a Work Session with Staff starting at 6:00 pm (Council is not required to attend), with a Public Hearing and a Regular Meeting starting at 7:00 pm, on Wednesday, February 25, 2015, in the Vineyard Town Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

AGENDA

6:00 PM WORK SESSION WITH STAFF

7:00 PM REGULAR SESSION

1. CALL TO ORDER/PRAYER

2. CONSENT ITEMS:

- a) Approval of minutes for December 10, 2014
- b) Approval of minutes for January 14, 2015
- c) Approve the Public Works Director to sign the MS 4 Permit

3. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway

4. STAFF REPORT

- Planner – Nathan Crane
- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff Department – Collin Gordon
- Treasurer – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer

5. COUNCILMEMBER'S REPORTS

Sean Fernandez – Mayor Pro-tem January - March

Nate Riley – Mayor Pro-tem April – June

Dale Goodman – Mayor Pro-tem July – September

Julie Fullmer – Mayor Pro-tem October - December

6. MAYOR'S REPORT

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission
- Economic Development Corporation Utah

- Meetings with Orem

7. **OPEN SESSION:** *Citizen's Comments (Please see note below)*

(15 minutes)

8. **BUSINESS ITEMS:**

8.1 PUBLIC HEARING - Amendment of 2014-2015 Fiscal Year Budget - Resolution 2015-03

The Mayor and Town Council will hear comments from the residents of Vineyard on the proposed amendment to the 2014-2015 Fiscal Year Budget. The Mayor and Town Council will take appropriate action.

8.2 PUBLIC HEARING – Maverik Convenience Store

The applicant is requesting approval for a conditional use permit for a Maverik Convenience Store to be located on the southwest corner of Geneva and Mill road. The Mayor and Town Council will take appropriate action.

8.3 PUBLIC HEARING – Steele Pointe

The applicant is requesting approval for a site plan and conditional use permit for an office/warehouse manufacturing building to be located on Lots 3 and 4 of the East Lake Industrial Business Park, Phase 7. The Mayor and Town Council will take appropriate action.

9. **ITEMS REQUESTED FOR NEXT AGENDA**

10. **ADJOURNMENT**

This meeting may be held electronically to allow a councilmember to participate by teleconference.

Next regularly scheduled meeting is March 11, 2015

NOTE: “**Open Session**” is defined as time set aside for citizens to express their views. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action will **not** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

The Town Council may vote to go into Executive Session pursuant to Utah Code 52-4-205.

The Public is invited to participate in all Town Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Town Clerk at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: February 24, 2015 at 4:30 PM

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER

Town of Vineyard
Operational Budget Report
10 General Fund - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 PROPERTY TAXES	596,425.22	0.00	772,258.31	775,000.00	99.65%
3120 MOTOR VEHICLE	0.00	0.00	0.00	4,000.00	0.00%
3130 SALES TAXES	211,851.90	0.00	100,587.23	135,000.00	74.51%
3138 FRANCHISE TAX	123,933.98	15,666.72	142,438.17	175,000.00	81.39%
Total Taxes	932,211.10	15,666.72	1,015,283.71	1,089,000.00	93.23%
Licenses and permits					
3210 BUSINESS LICENSES AND PERMITS	7,055.00	300.00	5,910.00	7,500.00	78.80%
3221 BUILDING PERMITS	210,782.43	48,887.00	413,832.55	400,000.00	103.46%
Total Licenses and permits	217,837.43	49,187.00	419,742.55	407,500.00	103.00%
Intergovernmental revenue					
3356 CLASS "C" ROAD FUND ALLOTMENT	(4,183.23)	0.00	12,423.89	23,000.00	54.02%
3358 STATE LIQUOR FUND ALLOTMENT	0.00	0.00	0.00	450.00	0.00%
Total Intergovernmental revenue	(4,183.23)	0.00	12,423.89	23,450.00	52.98%
Charges for services					
3410 DEVELOPMENT FEES	92,386.38	24,860.03	139,653.07	125,000.00	111.72%
3510 SANITATION FEES	15,580.11	0.00	22,396.43	25,000.00	89.59%
3520 ADMINISTRATIVE COSTS	(707.78)	(65,071.16)	172,578.61	186,960.00	92.31%
Total Charges for services	107,258.71	(40,211.13)	334,628.11	336,960.00	99.31%
Fines and forfeitures					
3710 LAW ENFORCEMENT FINES & FEES	0.00	0.00	2,402.76	5,500.00	43.69%
Total Fines and forfeitures	0.00	0.00	2,402.76	5,500.00	43.69%
Interest					
3660 INTEREST EARNINGS	7,696.04	0.00	9,065.65	8,000.00	113.32%
Total Interest	7,696.04	0.00	9,065.65	8,000.00	113.32%
Miscellaneous revenue					
3620 RENTS AND CONCESSIONS	275.00	150.00	350.00	1,000.00	35.00%
3640 HISTORY BOOK	0.00	0.00	0.00	0.00	0.00%
3681 DONATIONS FROM PRIVATE SOURCES	0.00	0.00	1,000.00	0.00	0.00%
3690 SUNDRY REVENUES	7,498.26	0.00	0.00	5,000.00	0.00%
Total Miscellaneous revenue	7,773.26	150.00	1,350.00	6,000.00	22.50%
Contributions and transfers					
3695 EXCESS BEG FUND CLASS C	0.00	0.00	0.00	0.00	0.00%
3699 EXCESS BEG. FUND APPROPRIATION	0.00	0.00	0.00	300,000.00	0.00%
3825 TRANSFER FROM RDA	0.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	300,000.00	0.00%
Total Revenue:	1,268,593.31	24,792.59	1,794,896.67	2,176,410.00	82.47%
Expenditures:					
General government					
Administrative					
4311 Admin SALARIES AND WAGES	108,769.16	17,290.06	166,642.36	237,424.00	70.19%
4313 Admin EMPLOYEE BENEFITS	19,772.73	3,900.63	28,385.84	46,369.00	61.22%
4321 Admin BOOKS/SUBSCRIPTIONS/MEMBERSHPS	4,892.54	100.00	3,709.19	7,000.00	52.99%
4322 Admin PUBLIC NOTICES	437.51	121.40	683.30	1,500.00	45.55%
4323 Admin TRAVEL	1,848.75	661.37	2,904.50	5,573.00	52.12%
4324 Admin OFFICE SUPPLIES AND EXPENSE	8,646.08	371.83	4,128.12	17,500.00	23.59%
4325 Admin EQUIPMENT-SUPPLIES & MAINT	18,782.95	2,751.99	5,417.27	12,000.00	45.14%
4326 Admin INFORMATION SYSTEMS	7,224.29	1,426.25	7,640.67	13,000.00	58.77%
4327 Admin UTILITIES	13,762.82	2,181.26	15,094.73	26,100.00	57.83%
4328.0 Admin ADMINISTRATIVE COSTS	6,736.12	11,087.63	22,170.84	93,173.00	23.80%
4331 Admin PROF & TECHNICAL SERVICES	5,596.00	0.00	0.00	0.00	0.00%
4333 Admin EDUCATION & TRAINING	3,004.00	765.00	3,095.00	6,500.00	47.62%
4342 Admin BANK CHARGES	1,711.27	0.00	2,160.60	3,500.00	61.73%
4349 Admin ELECTIONS	1,412.44	0.00	0.00	0.00	0.00%
4351 Admin INSURANCE AND SURETY BONDS	10,389.54	0.00	15,361.82	20,500.00	74.94%
Total Administrative	212,986.20	40,657.42	277,394.24	490,139.00	56.60%
Non-Departmental					
5031 Prof & Tech Services GENERAL	3,688.97	0.00	0.00	0.00	0.00%
5031.1 Prof & Tech Services PLANNER	17,943.79	4,153.50	18,734.61	40,000.00	46.84%
5031.2 Prof & Tech Services ENGINEER	159,316.67	22,436.28	161,052.59	256,960.00	62.68%

Town of Vineyard
Operational Budget Report
10 General Fund - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
5031.3 Prof & Tech Services FIN PLAN	0.00	0.00	0.00	0.00	0.00%
5031.4 Prof & Tech Services AUDITOR	7,600.00	0.00	0.00	7,600.00	0.00%
5032.0 Prof & Tech Services LEGAL	16,800.00	1,200.00	9,600.00	15,000.00	64.00%
5051.0 Prof & Tech Services LIBRARY REIM FEES	981.20	320.00	1,426.25	4,000.00	35.66%
5061.0 Prof & Tech Services MISCELLANEOUS SUPPLI	0.00	0.00	0.00	0.00	0.00%
Total Non-Departmental	206,330.63	28,109.78	190,813.45	323,560.00	58.97%
Buildings and grounds					
5125.0 Buildings & Grounds EQUIPMENT MAINT	480.00	0.00	2,179.98	25,000.00	8.72%
5126.0 Buildings & Grounds SUPPLIES & MAINT	999.06	0.00	24.38	3,300.00	0.74%
51740 Public Works Capital Outlay	0.00	0.00	0.00	0.00	0.00%
Total Buildings and grounds	1,479.06	0.00	2,204.36	28,300.00	7.79%
Inspections					
5310.0 Inspector BUILDING INSPECTOR	21,000.00	9,026.15	52,131.50	90,000.00	57.92%
Total Inspections	21,000.00	9,026.15	52,131.50	90,000.00	57.92%
Total General government	441,795.89	77,793.35	522,543.55	931,999.00	56.07%
Public safety					
Police					
5431.0 Police LAW ENFORCEMENT	5,168.61	0.00	7,716.19	72,000.00	10.72%
5431.1 Police FIRE SERVICES	59,322.00	0.00	110,000.00	165,000.00	66.67%
5431.2 Police DISPATCH	3,593.00	0.00	4,333.00	8,000.00	54.16%
Total Police	68,083.61	0.00	122,049.19	245,000.00	49.82%
Total Public safety	68,083.61	0.00	122,049.19	245,000.00	49.82%
Highways and public improvements					
Highways					
6011.0 Streets SALARIES AND WAGES	0.00	0.00	1,110.00	43,708.00	2.54%
6013.0 Streets EMPLOYEE BENEFITS	0.00	0.00	0.00	8,853.00	0.00%
6025.0 Streets EQUIPMENT-SUPPLIES & MAINT	3,903.85	0.00	5,086.07	21,000.00	24.22%
6031.0 Streets PROF & TECHNICAL SERVICES	19,242.00	0.00	26,277.00	36,000.00	72.99%
6032.0 Streets REPAIRS & MAINTENANCE	0.00	0.00	10,515.85	50,000.00	21.03%
Total Highways	23,145.85	0.00	42,988.92	159,561.00	26.94%
Sanitation					
5235.0 Sanitation SERVICES	13,461.61	3,267.69	23,067.43	38,000.00	60.70%
Total Sanitation	13,461.61	3,267.69	23,067.43	38,000.00	60.70%
Total Highways and public improvements	36,607.46	3,267.69	66,056.35	197,561.00	33.44%
Parks, recreation, and public property					
Recreation					
7248.0 Parks DEPT SUPPLIES	1,726.32	0.00	2,019.33	5,000.00	40.39%
7260.0 Parks SUPPLIES	0.00	0.00	3,992.08	15,000.00	26.61%
7270.0 Parks MAINTENANCE	14,865.55	0.00	27,761.31	60,000.00	46.27%
7276.0 Parks YOUTH COUNCIL	900.00	325.00	2,531.01	10,000.00	25.31%
Total Recreation	17,491.87	325.00	36,303.73	90,000.00	40.34%
Total Parks, recreation, and public property	17,491.87	325.00	36,303.73	90,000.00	40.34%
Transfers					
9505.0 TRANSFER TO CAPITAL PROJ FUND	0.00	0.00	0.00	711,850.00	0.00%
9510.0 TRANSFER TO PARK PROJECT FUND	0.00	0.00	0.00	0.00	0.00%
9580 Budgeted Increase in Fund Balance	0.00	0.00	0.00	0.00	0.00%
Total Transfers	0.00	0.00	0.00	711,850.00	0.00%
Total Expenditures:	563,978.83	81,386.04	746,952.82	2,176,410.00	34.32%
Total Change In Net Position	704,614.48	(56,593.45)	1,047,943.85	0.00	0.00%

Town of Vineyard
Operational Budget Report
23 Impact Fees - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

	<u>Prior YTD</u>	<u>Current Period</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Percent Used</u>
Change In Net Position					
Revenue:					
Interest					
3810.0 INTEREST EARNINGS - PUBLIC SAF	329.70	0.00	281.42	0.00	0.00%
3820.0 INTEREST EARNINGS - ROADWAY	0.00	0.00	59.37	0.00	0.00%
3830.0 INTEREST EARNINGS - PARK FACIL	6.15	0.00	0.00	0.00	0.00%
3840.0 INTEREST EARNINGS - STORM SYST	1.83	0.00	1.56	0.00	0.00%
3850.0 INTEREST EARNINGS - STORM & GR	0.00	0.00	0.00	0.00	0.00%
Total Interest	337.68	0.00	342.35	0.00	0.00%
Miscellaneous revenue					
3110.0 PUBLIC SAFETY FACILITIES	0.00	0.00	0.00	0.00	0.00%
3120.0 ROADWAY FACILITIES	219,498.00	30,088.00	354,646.49	487,200.00	72.79%
3130.0 PARK FACILITIES	25.00	0.00	0.00	0.00	0.00%
3140.0 STORM SYSTEM	0.00	674.00	6,740.00	0.00	0.00%
3150.0 STORM & GROUND WATER FACILTIES	17,279.52	2,022.00	16,665.50	33,700.00	49.45%
3890 EXCESS BEG. FUND APPROPRIATION	0.00	0.00	0.00	0.00	0.00%
Total Miscellaneous revenue	236,802.52	32,784.00	378,051.99	520,900.00	72.58%
Total Revenue:	237,140.20	32,784.00	378,394.34	520,900.00	72.64%
Expenditures:					
Miscellaneous					
4060.0 PUBLIC SAFETY FACILITIES	0.00	0.00	0.00	0.00	0.00%
4061.0 ROADWAY FACILITIES	25,267.70	5,602.40	53,988.67	90,000.00	59.99%
4062.0 PARK FACILITIES	0.00	0.00	0.00	0.00	0.00%
4063.0 STORM SYSTEM	0.00	0.00	0.00	0.00	0.00%
4064.0 STORM & GROUND WATER FACILITIE	8,762.00	2,696.00	19,714.50	40,000.00	49.29%
4980 Budgeted Increase in Fund Balance	0.00	0.00	0.00	0.00	0.00%
Total Miscellaneous	34,029.70	8,298.40	73,703.17	130,000.00	56.69%
Total Expenditures:	34,029.70	8,298.40	73,703.17	130,000.00	56.69%
Total Change In Net Position	203,110.50	24,485.60	304,691.17	390,900.00	77.95%

Town of Vineyard
Operational Budget Report
25 Redvelopment Agency - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 PROPERTY TAX INCREMENT	3,763,505.75	0.00	4,605,741.48	4,605,741.00	100.00%
3111 DELINQUENT PROP TAX INCREMENT	0.00	0.00	0.00	0.00	0.00%
3112 PROPERTY TAX HOUSING	0.00	0.00	0.00	0.00	0.00%
Total Taxes	3,763,505.75	0.00	4,605,741.48	4,605,741.00	100.00%
Interest					
3660 INTEREST INCOME	41,207.22	0.00	31,927.66	40,000.00	79.82%
Total Interest	41,207.22	0.00	31,927.66	40,000.00	79.82%
Miscellaneous revenue					
3430 ADMINISTRATIVE COSTS	0.00	0.00	0.00	0.00	0.00%
3690 MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00%
3820 BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00%
Total Miscellaneous revenue	0.00	0.00	0.00	0.00	0.00%
Contributions and transfers					
3610 TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00%
3810 GRANT REVENUE	0.00	0.00	0.00	0.00	0.00%
3960 EXCESS BEG. FUND APPROPRIATION	0.00	0.00	0.00	927,416.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	927,416.00	0.00%
Total Revenue:	3,804,712.97	0.00	4,637,669.14	5,573,157.00	83.21%
Expenditures:					
Miscellaneous					
5500 RDA Salaries & Wages	0.00	5,354.62	45,136.55	72,974.00	61.85%
5510 Employee Benefits	0.00	1,344.22	9,826.80	18,643.00	52.71%
5520 PUBLIC NOTICES	0.00	0.00	39.70	1,000.00	3.97%
5531 PROF & TECH - GENERAL	0.00	1,200.00	15,174.50	26,400.00	57.48%
5532 PROF & TECH - PLANNER	18,000.00	461.50	2,081.64	5,000.00	41.63%
5533 PROF & TECH - ENGINEER	2,798.79	0.00	1,274.97	75,000.00	1.70%
5534 PROF & TECH - FIN PLAN	0.00	0.00	18,000.00	90,000.00	20.00%
5535 PROF & TECH - AUDITOR	2,400.00	0.00	0.00	2,400.00	0.00%
5536 Engineering Project Costs	0.00	0.00	0.00	0.00	0.00%
5537 ADMINISTRATIVE FEE	0.00	0.00	12,423.64	200,000.00	6.21%
5540 HOUSING FUND	0.00	0.00	0.00	767,305.00	0.00%
5541 SCHOOL DISTRICT MITIGATION	0.00	0.00	0.00	0.00	0.00%
5542 UVU PAYMENT	0.00	0.00	0.00	138,767.00	0.00%
5561 MISCELLANEOUS EXPENSES	0.00	0.00	0.00	0.00	0.00%
5600 Bond issuance costs	0.00	0.00	0.00	0.00	0.00%
8010 SERIES 2012 PRINCIPLE PAYMENTS	0.00	0.00	0.00	670,000.00	0.00%
8020 SERIES 2012 INTEREST PAYMENT	232,024.02	0.00	307,868.60	615,737.00	50.00%
9070 CAPITAL PROJECTS	2,649,995.85	166,140.55	1,131,025.93	2,000,000.00	56.55%
Total Miscellaneous	2,905,218.66	174,500.89	1,542,852.33	4,683,226.00	32.94%
Transfers					
9520 TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00%
9552 TRANSFER TO SEWER FUND	0.00	0.00	0.00	889,931.00	0.00%
9680 Budgeted Increase in Fund Balance	0.00	0.00	0.00	0.00	0.00%
Total Transfers	0.00	0.00	0.00	889,931.00	0.00%
Total Expenditures:	2,905,218.66	174,500.89	1,542,852.33	5,573,157.00	27.68%
Total Change In Net Position	899,494.31	174,500.89	3,094,816.81	0.00	0.00%

Town of Vineyard
Operational Budget Report
45 Park Capital Projects - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

	<u>Prior YTD</u>	<u>Current Period</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Percent Used</u>
Change In Net Position					
Revenue:					
Interest					
3060.0 INTEREST	0.00	0.00	0.00	0.00	0.00%
Total Interest	0.00	0.00	0.00	0.00	0.00%
Miscellaneous revenue					
3030.0 GRANT PROCEEDS	0.00	0.00	0.00	0.00	0.00%
Total Miscellaneous revenue	0.00	0.00	0.00	0.00	0.00%
Contributions and transfers					
3010.0 TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	0.00	0.00%
Total Revenue:	0.00	0.00	0.00	0.00	0.00%
Expenditures:					
Miscellaneous					
4031.0 ARCHITECHTURE/ENGINEERING	0.00	0.00	0.00	0.00	0.00%
4032.0 CONSTRUCTION	0.00	0.00	0.00	0.00	0.00%
4033.0 MATERIALS	0.00	0.00	0.00	0.00	0.00%
Total Miscellaneous	0.00	0.00	0.00	0.00	0.00%
Total Expenditures:	0.00	0.00	0.00	0.00	0.00%
Total Change In Net Position	0.00	0.00	0.00	0.00	0.00%

Town of Vineyard
Operational Budget Report
49 Capital Projects - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Interest					
3060.0 INTEREST	0.00	0.00	0.00	0.00	0.00%
Total Interest	0.00	0.00	0.00	0.00	0.00%
Miscellaneous revenue					
3030.0 GRANT PROCEEDS	0.00	0.00	0.00	0.00	0.00%
Total Miscellaneous revenue	0.00	0.00	0.00	0.00	0.00%
Contributions and transfers					
3010.0 TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	711,850.00	0.00%
3890 EXCESS BEG. FUND APPROPRIATION	0.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	711,850.00	0.00%
Total Revenue:	0.00	0.00	0.00	711,850.00	0.00%
Expenditures:					
Miscellaneous					
4031.0 PROF & TECHINAL SERVICES	1,000.00	0.00	0.00	0.00	0.00%
4032.0 CONSTRUCTION	0.00	0.00	69,480.00	496,000.00	14.01%
4033.0 MATERIALS	0.00	0.00	0.00	0.00	0.00%
Total Miscellaneous	1,000.00	0.00	69,480.00	496,000.00	14.01%
Transfers					
4095.0 TRANSFER TO CAPITAL PROJECTS	0.00	0.00	0.00	0.00	0.00%
4096.0 TRANSFER TO WATER FUND	0.00	0.00	0.00	169,850.00	0.00%
4097.0 TRANSFER TO SEWER FUND	0.00	0.00	0.00	46,000.00	0.00%
4890 Budgeted Increase in Fund Balance	0.00	0.00	0.00	0.00	0.00%
Total Transfers	0.00	0.00	0.00	215,850.00	0.00%
Total Expenditures:	1,000.00	0.00	69,480.00	711,850.00	9.76%
Total Change In Net Position	1,000.00	0.00	69,480.00	0.00	0.00%

Town of Vineyard
Operational Budget Report
51 Water Fund - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

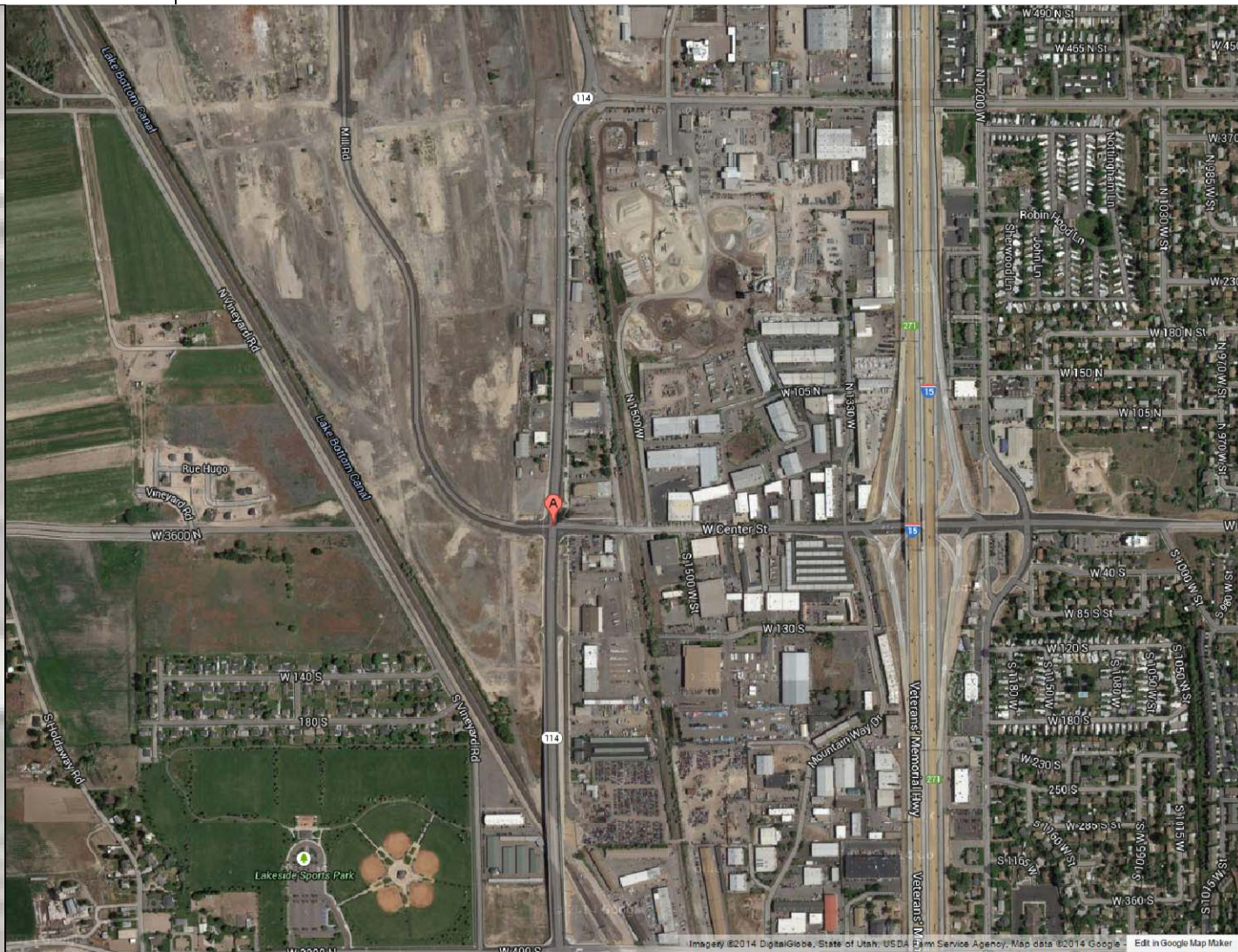
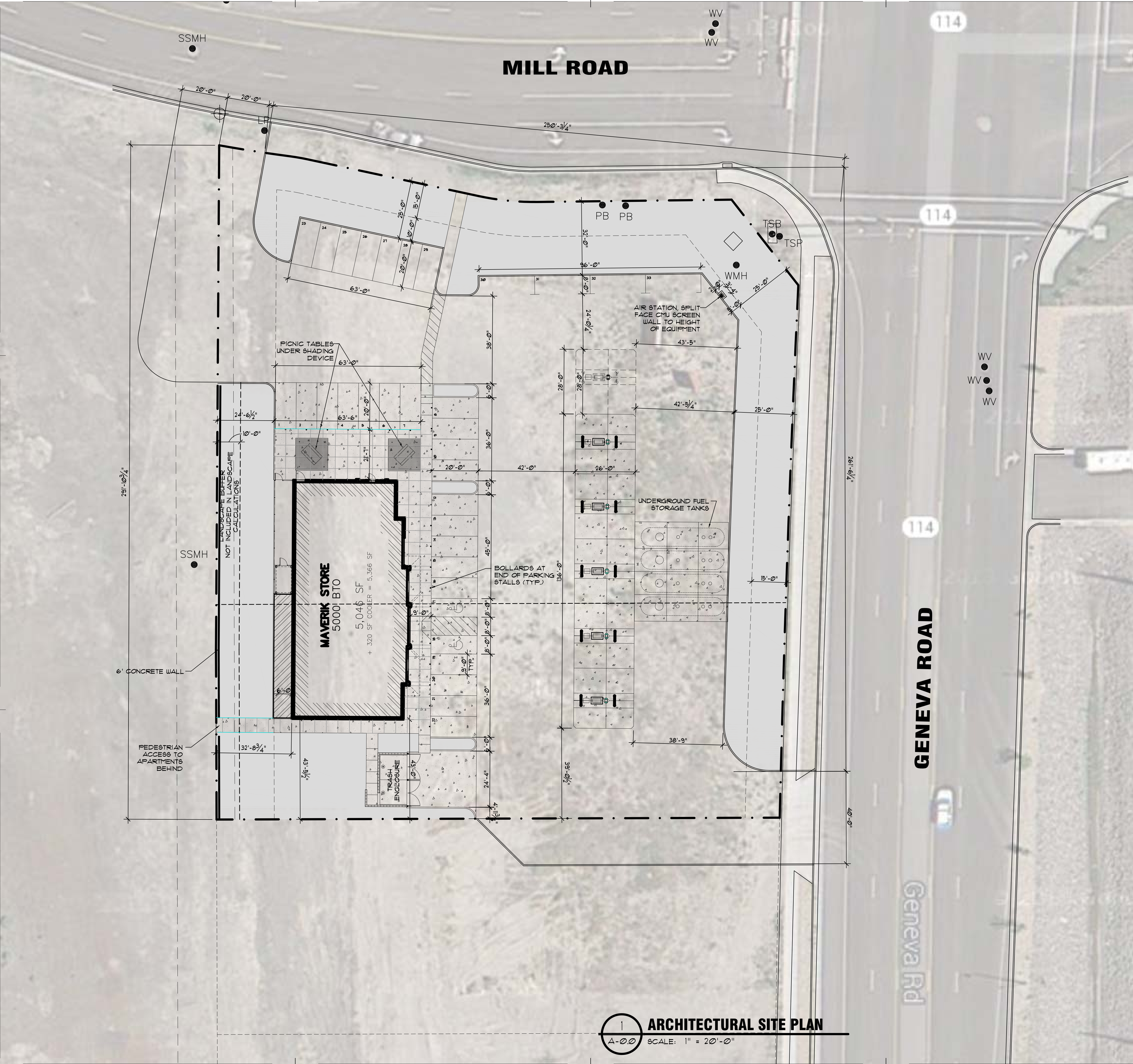
	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Contributions and transfers					
3925 TRANSFER FROM RDA	0.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	0.00	0.00%
Total Revenue:	0.00	0.00	0.00	0.00	0.00%
Total Change In Net Position	0.00	0.00	0.00	0.00	0.00%
Income or Expense					
Income From Operations:					
Operating income					
3710.0 WATER FEES	62,505.45	3,330.00	106,009.94	115,500.00	91.78%
3720.0 CONNECTION FEES	23,506.34	7,275.64	67,440.27	67,450.00	99.99%
3730.0 RECONNECTION FEES	0.00	0.00	0.00	1,000.00	0.00%
Total Operating income	86,011.79	10,605.64	173,450.21	183,950.00	94.29%
Operating expense					
4011.0 SALARIES AND WAGES	0.00	0.00	0.00	0.00	0.00%
4013.0 EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00%
4021.0 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	0.00	0.00	700.00	500.00	140.00%
4023.0 TRAVEL	0.00	0.00	0.00	0.00	0.00%
4025.0 EQUIPMENT-SUPPLIES & MAINT	29,081.88	180.97	30,844.80	61,500.00	50.15%
4026.0 BLDG SUPPLIES & MAINTENANCE	0.00	0.00	0.00	0.00	0.00%
4027.0 UTILITIES	71.05	117.65	343.52	500.00	68.70%
4031.0 PROF & TECHNICAL SERVICES	9,064.59	2,740.90	17,985.98	29,300.00	61.39%
4031.1 OREM CARRIAGE FEES	1,052.75	0.00	0.00	0.00	0.00%
4031.2 CUWD PROJECT WATER ALLOT FEE	59,923.00	0.00	5,323.00	0.00	0.00%
4031.3 OREM - FISCAL YEAR -WATER BILL	7,807.40	0.00	168,235.75	232,000.00	72.52%
4031.4 CUWD - WATER TREATMENT	16,281.98	0.00	0.00	0.00	0.00%
4031.5 LINDON - WATER BILL	2,129.84	688.70	4,742.80	8,000.00	59.29%
4031.6 CUWCD - WATER BILL	3,787.30	491.75	13,953.30	22,000.00	63.42%
4035.0 EQUIPMENT LEASE	0.00	0.00	0.00	0.00	0.00%
4051.0 INSURANCE	0.00	0.00	0.00	0.00	0.00%
4061.0 MISCELLANEOUS	557.90	0.00	0.00	0.00	0.00%
4067.0 DEPRECIATION	45,482.64	0.00	0.00	0.00	0.00%
Total Operating expense	175,240.33	4,219.97	242,129.15	353,800.00	68.44%
Total Income From Operations:	(89,228.54)	6,385.67	(68,678.94)	(169,850.00)	40.44%
Non-Operating Items:					
Non-operating income					
3760.0 IMPACT FEE-CULINARY & IRRIGATIO	99,263.00	13,724.00	195,377.03	174,600.00	111.90%
3770 ADMINISTRATIVE COSTS	123,091.00	0.00	0.00	0.00	0.00%
3810.0 INTEREST EARNINGS	2,535.00	(80.00)	2,523.85	4,000.00	63.10%
3830.0 GRANT REVENUE	0.00	0.00	0.00	0.00	0.00%
3910 Transfer from general fund	0.00	0.00	0.00	169,850.00	0.00%
Total Non-operating income	224,889.00	13,644.00	197,900.88	348,450.00	56.79%
Non-operating expense					
4066.0 IMPACT FEE-CULINARY & IRRIGATI	12,510.70	2,286.10	63,521.90	110,000.00	57.75%
4082.0 DEBT SERVICE - INTEREST	0.00	0.00	0.00	0.00	0.00%
Total Non-operating expense	12,510.70	2,286.10	63,521.90	110,000.00	57.75%
Total Non-Operating Items:	212,378.30	11,357.90	134,378.98	238,450.00	56.36%
Total Income or Expense	123,149.76	17,743.57	65,700.04	68,600.00	95.77%

Town of Vineyard
Operational Budget Report
52 Sewer Fund - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Income or Expense					
Income From Operations:					
Operating income					
3710.0 SEWER FEES	184,991.63	0.00	28,408.56	45,000.00	63.13%
3720.0 CONNECTION FEES	0.00	0.00	0.00	0.00	0.00%
Total Operating income	184,991.63	0.00	28,408.56	45,000.00	63.13%
Operating expense					
4011.0 SALARIES AND WAGES	0.00	600.00	600.00	0.00	0.00%
4013.0 EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00%
4023.0 TRAVEL	0.00	0.00	0.00	0.00	0.00%
4025.0 EQUIPMENT-SUPPLIES & MAINT	2,763.00	0.00	116.84	5,000.00	2.34%
4027.0 UTILITIES	4,437.15	765.43	4,235.90	15,000.00	28.24%
4031.0 PROF & TECHNICAL SERVICES	4,970.00	0.00	8,378.74	24,000.00	34.91%
4031.1 LINDON - SEWER BILL	1,195.68	319.05	2,450.12	10,000.00	24.50%
4031.2 OREM - SEWER BILL	11,551.57	0.00	15,560.13	37,000.00	42.05%
4031.3 SEWER CONNECTION FEES DU	0.00	0.00	0.00	0.00	0.00%
4036.0 EQUIPMENT RENTAL	0.00	0.00	0.00	0.00	0.00%
4051.0 INSURANCE	0.00	0.00	0.00	0.00	0.00%
4061.0 MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00%
4067.0 DEPRECIATION	175,181.60	0.00	0.00	0.00	0.00%
4069.0 TSSD IMPACT FEE	(3,812.00)	0.00	0.00	0.00	0.00%
Total Operating expense	196,287.00	1,684.48	31,341.73	91,000.00	34.44%
Total Income From Operations:	(11,295.37)	1,684.48	(2,933.17)	(46,000.00)	6.38%
Non-Operating Items:					
Non-operating income					
3760.0 IMPACT FEE-SEWER	176,037.00	57,448.00	662,614.02	700,000.00	94.66%
3769.0 TSSD IMPACT FEE	7,624.00	0.00	0.00	0.00	0.00%
3770.0 ADMINISTRATIVE COSTS	0.00	0.00	0.00	0.00	0.00%
3810.0 INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00%
3830.0 GRANT REVENUE	0.00	0.00	0.00	0.00	0.00%
3910 Transfer from general fund	0.00	0.00	0.00	46,000.00	0.00%
3925 TRANSFER FROM RDA	0.00	0.00	0.00	889,931.00	0.00%
Total Non-operating income	183,661.00	57,448.00	662,614.02	1,635,931.00	40.50%
Non-operating expense					
4066.0 IMPACT FEE-SEWER	196,827.06	19,128.00	1,059,392.31	1,600,000.00	66.21%
4082.0 DEBT SERVICE - INTEREST	0.00	0.00	0.00	0.00	0.00%
Total Non-operating expense	196,827.06	19,128.00	1,059,392.31	1,600,000.00	66.21%
Total Non-Operating Items:	(13,166.06)	38,320.00	(396,778.29)	35,931.00	-1,104.28%
Total Income or Expense	(24,461.43)	36,635.52	(399,711.46)	(10,069.00)	3,969.72%

Town of Vineyard
Operational Budget Report
91 General Fixed Assets - 07/01/2014 to 02/23/2015
66.67% of the fiscal year has expired

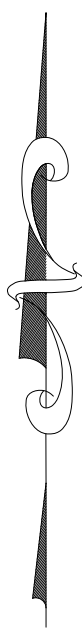
	<u>Prior YTD</u>	<u>Current Period</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Percent Used</u>
Change In Net Position					
Expenditures:					
Miscellaneous					
4100 Depn exp general government	0.00	0.00	0.00	0.00	0.00%
4400 Depn exp highway and public works	0.00	0.00	0.00	0.00	0.00%
4500 Depn exp parks and recreation	0.00	0.00	0.00	0.00	0.00%
Total Miscellaneous	0.00	0.00	0.00	0.00	0.00%
Total Expenditures:	0.00	0.00	0.00	0.00	0.00%
Total Change In Net Position	0.00	0.00	0.00	0.00	0.00%



VICINITY MAP

OWNER / APPLICANT

MAVERIK
880 WEST CENTER STREET
NORTH SALT LAKE CITY UT 84054
ATTN: DON LILYQUIST
801.335.3851



- LEGEND:**
- HATCH REPRESENTS LANDSCAPED AREAS. SEE PLANTING PLAN.
 - HATCH REPRESENTS CONCRETE AREAS

SITE DATA

PARKING: 16 STALLS REQUIRED (1 PER 300 SF)
33 STALLS PROVIDED (2 A.D.A.)
(Not incl. gas canopy locations)

BUILDING AREA: 5,046 S.F. (7.5% OF SITE)

PARCEL AREA: 67,308 S.F. (1.54 ACRES)

LANDSCAPE: 13,461 S.F. REQUIRED (20% OF LOT)
17,007 S.F. PROVIDED (25.3% OF LOT) (not including rear buffer)

ZONING: REGIONAL MIXED USE

dixon
architecture, planning, interiors
833 south 200 east
salt lake city, ut 84111
phone: 801.595.6400
www.dixonslc.com

CONSULTANTS

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ADVENTURE'S FIRST STOP
MAVERIK

STORE #???
MAVERIK, Inc.
SWC of Geneva Rd & Mill Rd
Vineyard, UT 84058

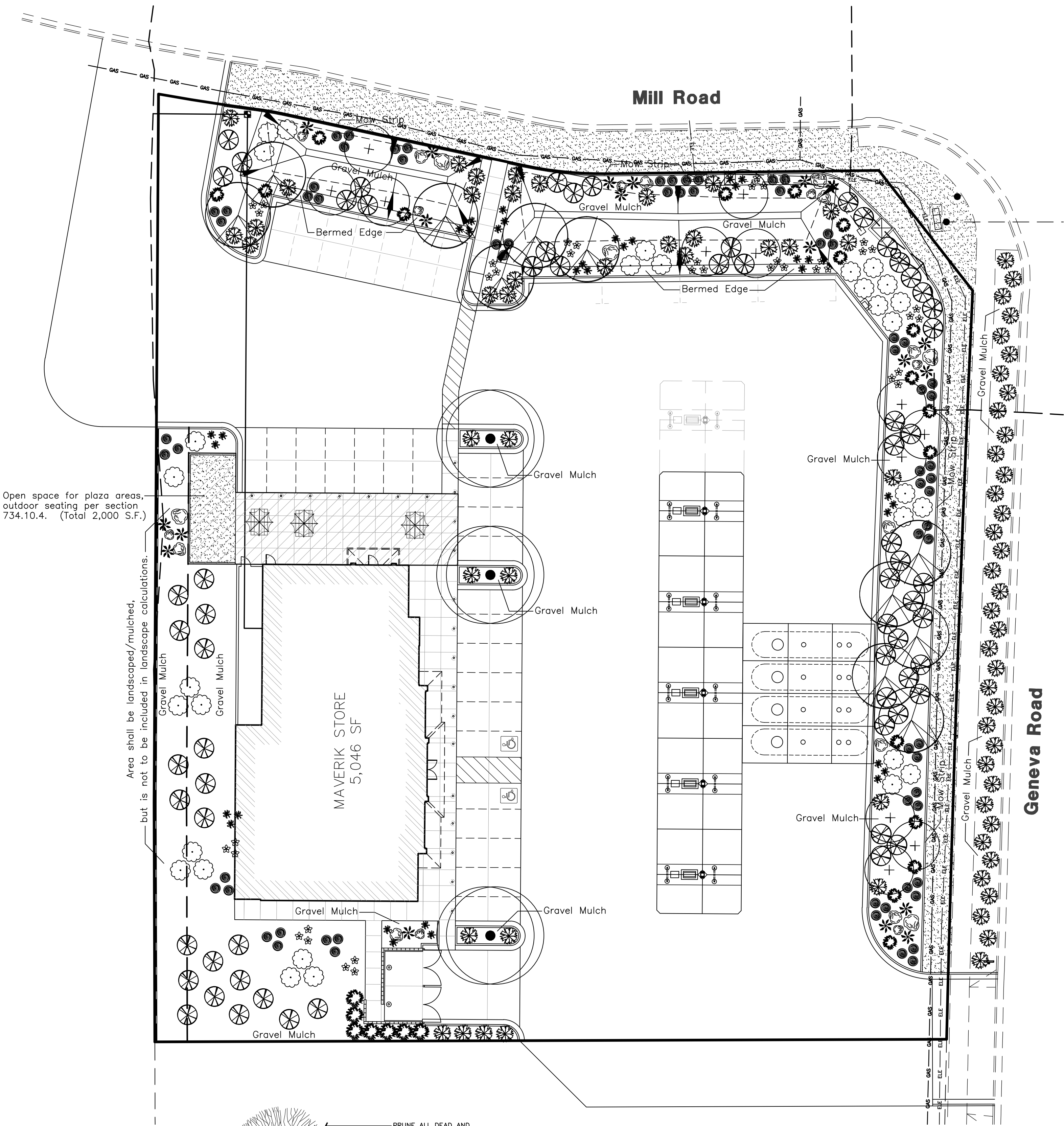
#	DATE	DESC.

ISSUE: FEBRUARY 23, 2015
PROJECT NO: M14051
DRAWN BY: BJM
CHECKED BY: TA

SHEET TITLE

ARCHITECTURAL
SITE PLAN

A-0.0
© 2013 DIXON + ASSOCIATES



Plant Table

All plants chosen from Water-Wise Plants for Utah Website
(www.waterwiseplants.utah.gov)

TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13	+	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal.
10	⊗	Koelreuteria paniculata	Goldenrain Tree	2" cal.
3	⊙	Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.

SHRUBS

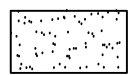
Quantity	Symbol	Scientific Name	Common Name	Planting Size
31	⊗	Buddleia davidii	Butterfly Bush	5 gal.
47	⊗	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.
71	⊗	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
69	⊗	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal.
61	⊗	Rhus aromatica 'Gro-low'	Gro-low Sumac	5 gal.

PERENNIALS

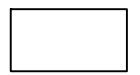
Quantity	Symbol	Scientific Name	Common Name	Planting Size
19	⊗	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 gal.
34	⊗	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
39	⊗	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.



Decorative Boulders



Turf Grass – To be sodded.



3" Layer of 1" minus crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.



Open space for plaza areas and outdoor seating per section 734.10.4, total 2000 sf.



Area shall be landscaped/mulched, but is not to be included in landscape calculations.

Landscape Calculations

On-Site Landscape Area = 17,022.90 s.f.
Off-Site Landscape Area = 3,386.94 s.f.
Total Landscape Area = 20,409.84 s.f.

Street Frontage

CODE: 1 tree, 10 shrubs per 20 lin.ft. of street frontage.
Street frontage length = 460.85 lin.ft.
23 Trees required. 23 Provided.
230 shrubs/perennials required. 230 Provided.

Turf

CODE: Turf shall be limited to 30% of total area of street frontage.
Street frontage area = 12,171.09 s.f.
Maximum turf possible in street frontage = 4,016.46 s.f.
On-site turf in street frontage = 2,151.67 s.f. (18%)
(Off-Site turf = 3,386.94 s.f.)

Berm

CODE: Berm with plantings per Section 1903.14

General Notes

A) The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on this site.

B) The finish grade of all planting area shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.

C) The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.

D) The plant materials list is provided as an indication of the specific requirements of the plants specified, wherever in conflict with the planting plan, the planting plan shall govern.

E) 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.

F) All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.

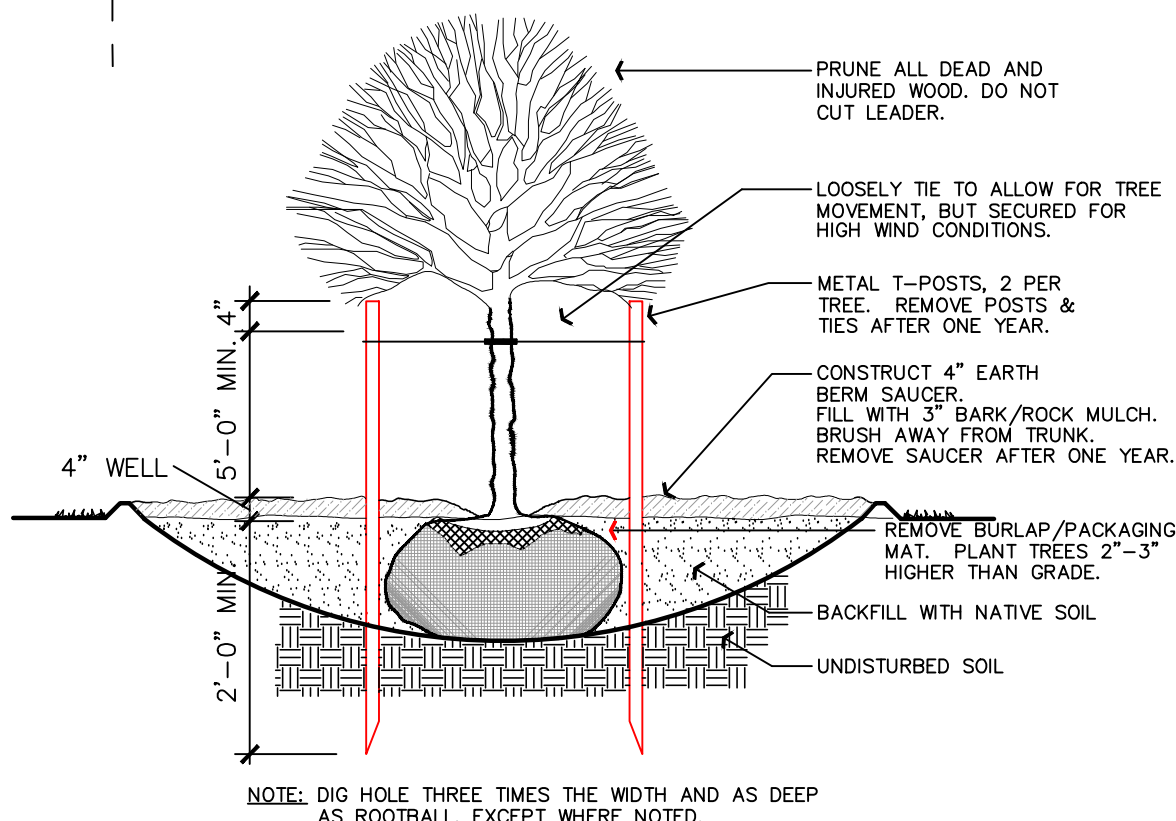
G) The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.

H) The contractor shall plant all plants per the planting details, stake/guy as shown. Top of root balls shall be planted flush with grade.

I) The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.

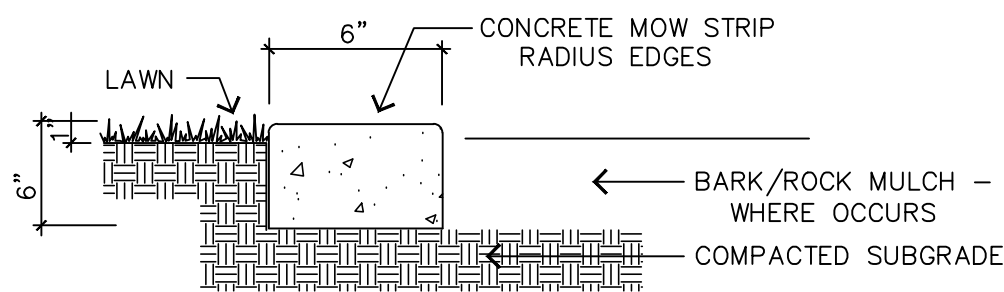
J) The contractor shall maintain all work until ALL work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.

K) Maverik Corporation shall be responsible for landscape maintenance beyond construction period.



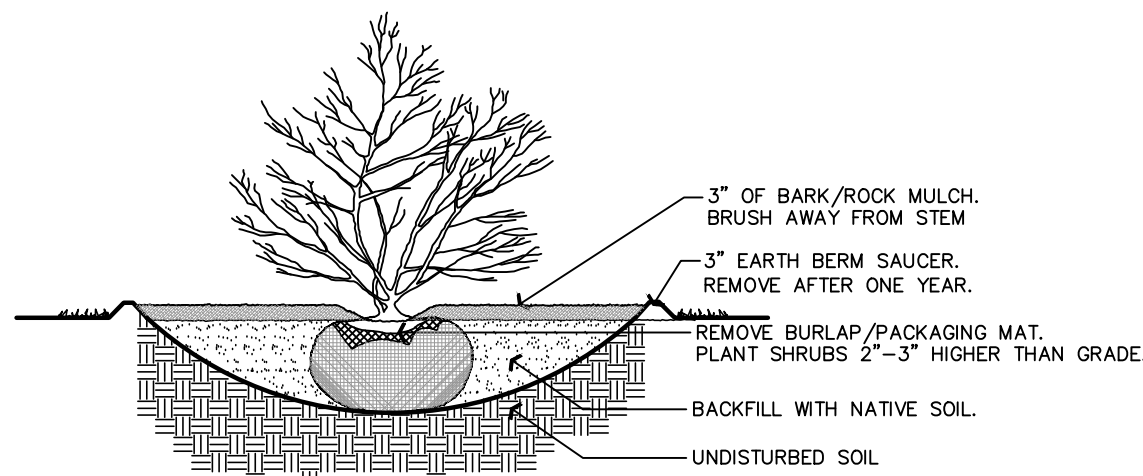
DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



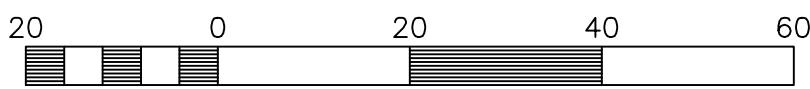
CONCRETE MOW STRIP

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE



833 south 200 east
salt lake city, ut 84111
phone: 801.595.6400
www.dixonslc.com



CONSULTANTS



920 CHAMBERS STREET, SUITE 14,
OGDEN, UTAH 84403
TEL: (801) 621-3100
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STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT NUMBER: 5799-229

NOTE:

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STORE #???
MAVERIK, Inc.
SWC of Geneva Rd & Mill Rd
Vineyard, UT 84058

#	DATE	DESC.

ISSUE: December 22, 2014
PROJECT NO: M14051
DRAWN BY: RWH
CHECKED BY: JNR

SHEET TITLE

Landscape Plan

2/16/2015 4:32:13 PM
W:\Current Drawing Files\Maverik country stores\Current drawings\ Prototypes\2015 - 5040 BTO store\Revit\5000 Prototype.rvt



1 FRONT - COLORED ELEVATION
A-2.1C scale: 1/4" = 1'-0"



2 LEFT ELEVATION - COLORED
A-2.1C scale: 1/4" = 1'-0"

CONSULTANTS

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ADVENTURE'S FIRST STOP
MAVERIK
STORE# XXX
MAVERIK 5000
AMERICAN FORK UT

PRELIMINARY

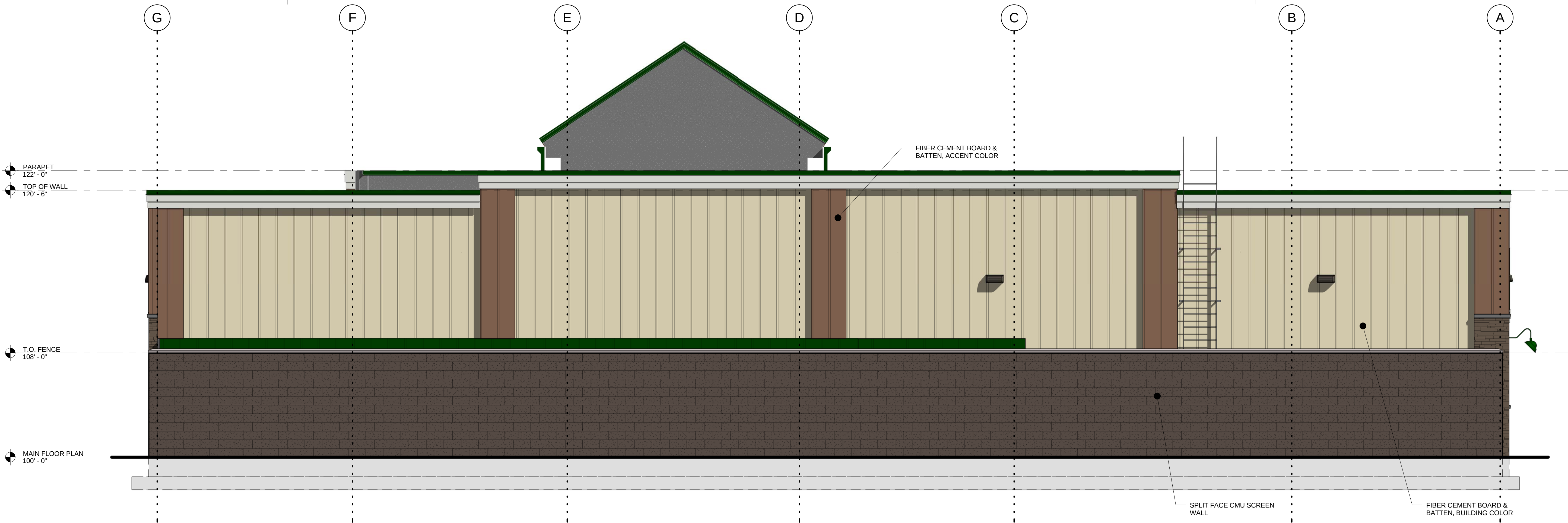
#	Date	Description
ISSUE:		FEBRUARY 16, 2015
PROJECT NO:		XXX
DRAWN BY:		BJM
CHECKED BY:		TA

SHEET TITLE

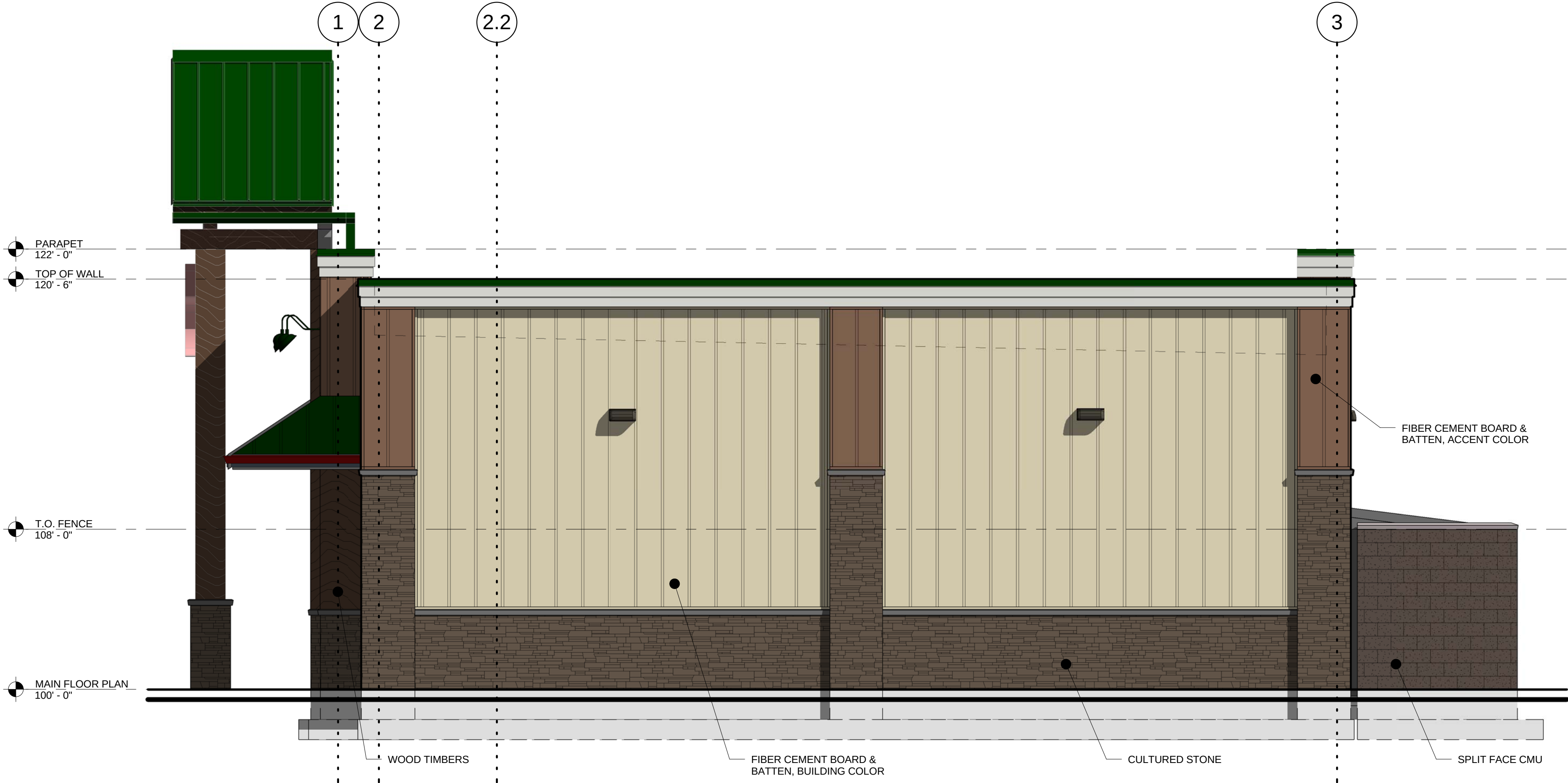
COLORED ELEVATIONS

A-2.1C

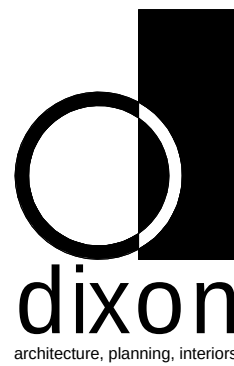
2/16/2015 4:33:04 PM W:\Current Drawing Files\Maverik country stores\Current drawings\ Prototypes\2015 - 5040 BTO store\Revit\5000 Prototype.rvt



2 BACK - COLORED ELEVATION
A-2.2C scale: 1/4" = 1'-0"



1 RIGHT - COLORED ELEVATION
A-2.2C scale: 1/4" = 1'-0"



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salt lake city, ut 84111
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CONSULTANTS

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ADVENTURE'S FIRST STOP
MAVERIK
STORE# XXX
MAVERIK 5000
AMERICAN FORK UT

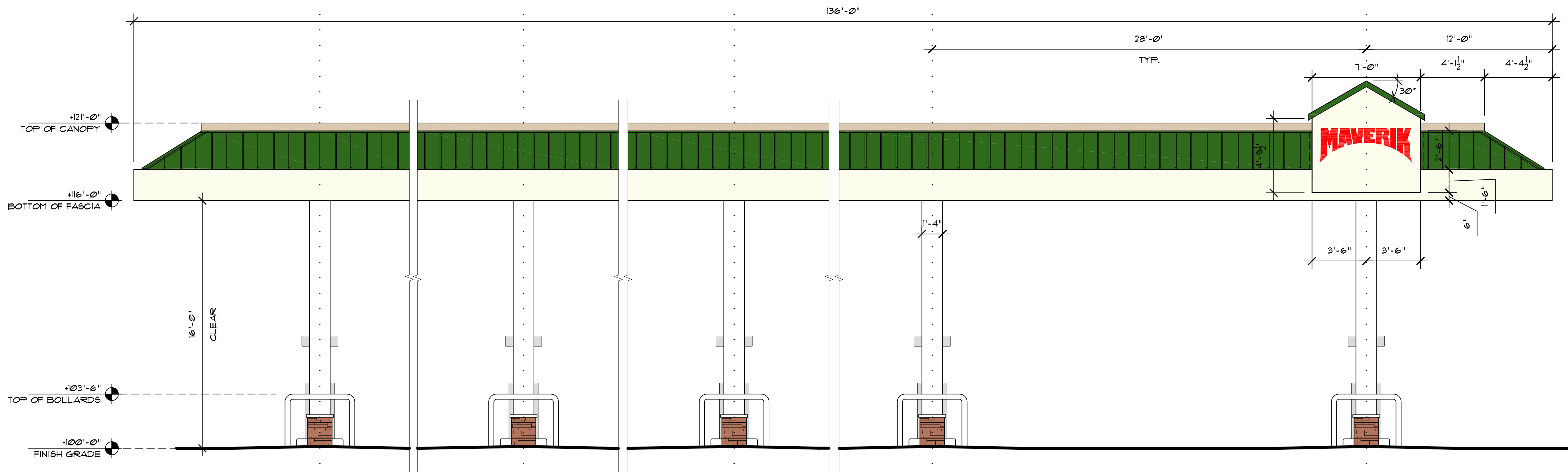
PRELIMINARY

#	Date	Description
ISSUE:		FEBRUARY 16, 2015
PROJECT NO:		XXX
DRAWN BY:		BJM
CHECKED BY:		TA

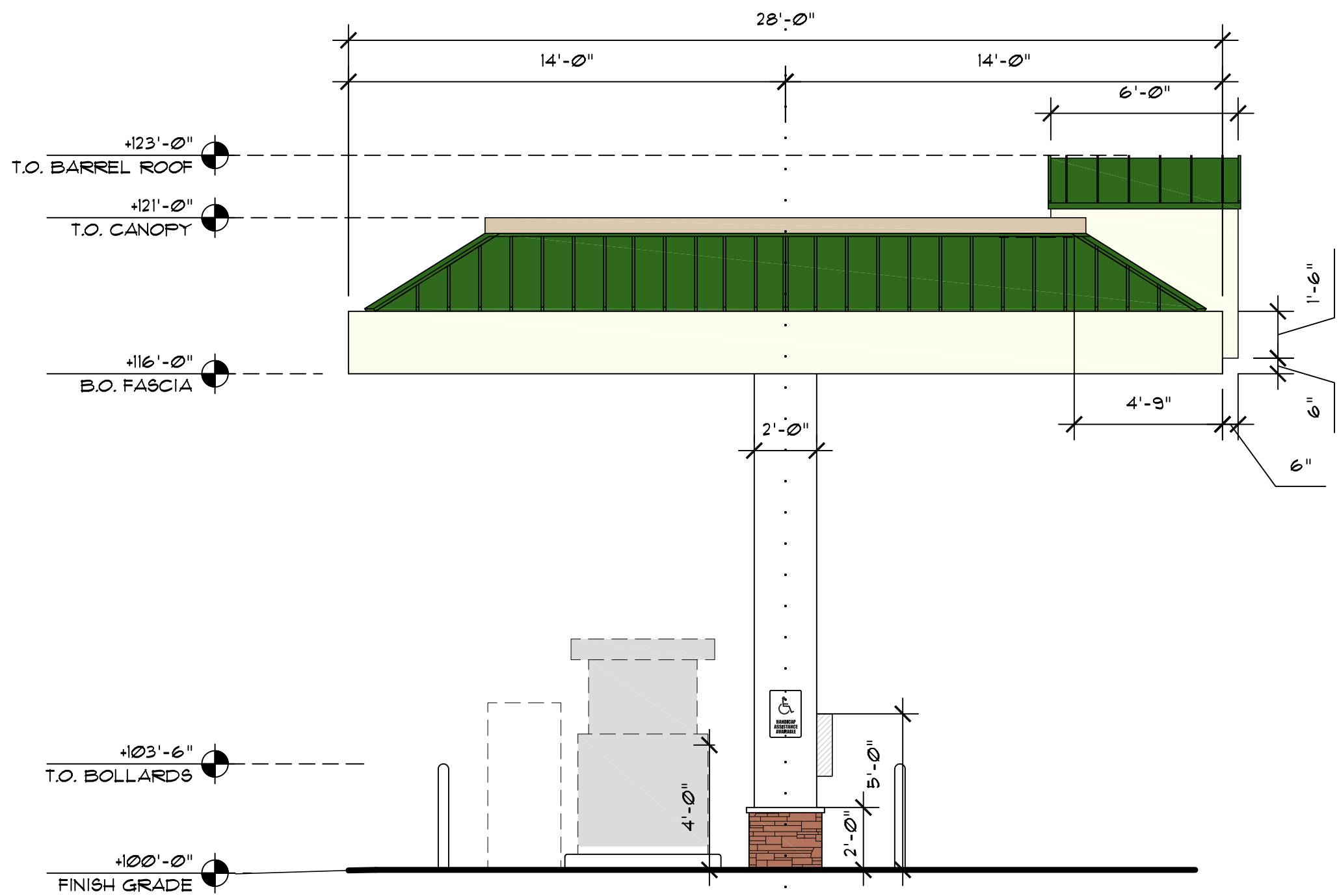
SHEET TITLE

**COLORED
ELEVATIONS**

A-2.2C



1
A-2.3 FUEL DISPENSING
CANOPY STREET ELEVATION
SCALE: 1/4" = 1'-0"



2
A-2.3 CANOPY END ELEVATION
SCALE: 1/4" = 1'-0"

CONSULTANTS

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STORE #???
MAVERIK, Inc.
SWC of Geneva Rd & Mill Rd
Vineyard, UT 84058

#	DATE	DESC.

ISSUE: JANUARY 28, 2015
PROJECT NO: M14051
DRAWN BY: BJM
CHECKED BY: TA

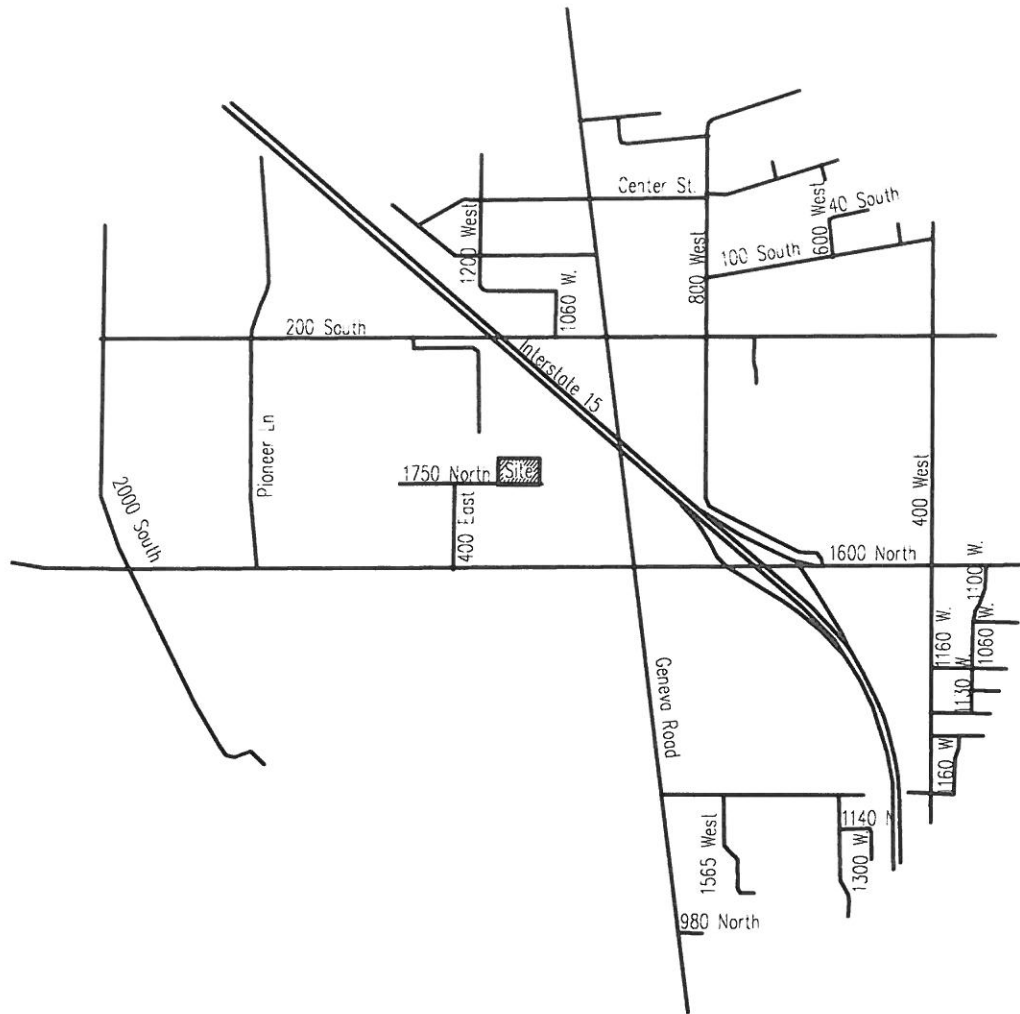
SHEET TITLE

**CANOPY
ELEVATIONS**

A-2.3

Steel Pointe

Legend	
Symbol	Description
--- 8" ---	Proposed 8" Sanitary Sewer Main
--- 12" ---	Existing Sanitary Sewer Main (size noted on plan)
--- 12" ---	Proposed Culinary Water Main (size noted on plan)
--- 12" ---	Existing Culinary Water Main (size noted on plan)
--- 12" ---	Existing Storm Drain pipe (size noted on plan)
--- 12" ---	Proposed Storm Drain pipe (size noted on plan)
--- 12" ---	Cable TV utility lines
--- 12" ---	Existing Power lines
--- 12" ---	New underground Power lines
---	Outside Boundary line
---	Existing surface improvements
---	Existing Sidewalk
---	Existing Sidewalk
4503	Existing Contour Elevation
4503	Finish Contour Elevation
4503.00	Finish Spot Elevation
---	Drainage Flow Direction
W	Water Meter (size noted on plan)
WV	Culinary Water Valve
WV	Fire Hydrant
WV	Sanitary Sewer Manhole
WV	Storm Drain Manhole
WV	Storm Drain Box
to	top of asphalt
tw	top of sidewalk
boc	back of top of curb
boc	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas Valve
WM	Water Meter
ea	edge of existing asphalt
PUE	Public Utility Easement



NOTES

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the Vineyard Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by Vineyard Code or by the applicant's permit for industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed IAW City standards and specifications.
- All signage shall comply with the requirements of the Vineyard City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to Vineyard City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of Vineyard may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of Vineyard construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

Developer:

Darrin Long
373 East 790 South
Pleasant Grove, Utah 84042
801-785-3800

Engineer:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:

Zone = I-1
Total Area = 206,474 sq. ft. 4.74 acres
Total number of Units = 27
Parking Requirements =
Spaces required = 102
Spaces provided = 102

Sheet Index

- | | |
|-----|---------------------------|
| 1.0 | Cover Sheet |
| 1.1 | General Notes |
| 2.0 | Site Plan |
| 3.0 | Utility Plan |
| 4.0 | Grading and Drainage Plan |
| 5.0 | Landscaping Plan |
| 6.0 | Detail Sheets |

PROPERTY DESCRIPTION

Lots 3 and 4, Phase 7, Eastlake at Onneva Industrial Business Park Subdivision, Vineyard, Utah, according to the official plat thereof on file in the Office of the Recorder, Utah County, Utah.

	Square Footage	Acreage	Percent of total
Total Area	206,474	4.74	100
Total Building / Pad Area	102,060	2.34	49
Total Hard Surface Area	80,542	1.85	39
Total Impervious Area	182,602	4.19	88
Total Landscaped Area	23,872	0.55	12

Tabulation Table

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that 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 from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate or existing utilities which conflict with the proposed improvements shown on the plan.

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Sheet No.

C - 1.0

UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to Orem standards, specifications, and plans.
2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
3. Contractor shall coordinate with all utility companies for installation requirements and specifications.
4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
5. The contractor is specifically cautioned that 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. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
6. Underground utilities shall be installed, inspected and approved before backfilling.
7. Contractor shall notify Orem Engineering inspectors 72 hours before connecting to any existing utility.
8. All fill materials to be in place and compacted before installation of proposed utilities.
9. Existing utilities shall be verified in field prior to installation of any new lines.
10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All filling shall be 250 PSI minimum pressure rating.
11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 5 inches above finished ground elevations with water tight lids.
14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
17. Drawings do not purport to show all existing utilities.
18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
19. See notice requirement under general project notes.
20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing. If any utilities do not pass during city witness of testing due to not performing the pre-testing, a \$5000 penalty will be applied to the general contractors.

SURVEY CONTROL NOTES:

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 Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & 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 on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEERS 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.

UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to Orem standards, specifications, and plans.
2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
3. Contractor shall coordinate with all utility companies for installation requirements and specifications.
4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
5. The contractor is specifically cautioned that 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. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
6. Underground utilities shall be installed, inspected and approved before backfilling.
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10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All filling shall be 250 PSI minimum pressure rating.
11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 5 inches above finished ground elevations with water tight lids.
14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
17. Drawings do not purport to show all existing utilities.
18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
19. See notice requirement under general project notes.
20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing. If any utilities do not pass during city witness of testing due to not performing the pre-testing, a \$5000 penalty will be applied to the general contractors.

SANITARY SEWER GENERAL NOTES

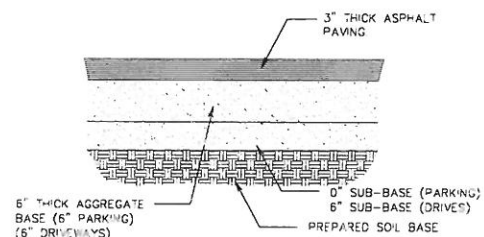
1. See this sheet for general project notes.
2. All sanitary sewer construction shall be in conformance with Orem standards and specifications.
3. All gravity sanitary sewer lines shall be in conformance with Orem standards and specifications.
4. Distances for sanitary sewer lines shall be SDR 35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, gROUT, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
6. All sanitary sewer man testing shall be accordance with the Orem standards and specifications copies of all test results shall be provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
7. Compaction of all trenches within the project site must be obtained and compaction results submitted to Orem Department of Public Works.
8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
9. The contractor is responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, set, landscaping, pavement, sprinkler systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to Orem and engineer.
 - (E) All permitting, development, location, connection and inspection.
 - (F) Verifying all standard details conform to the current Orem standards and specifications.
10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
11. The contractor shall provide the existing sewer man and provide an as-built elevation of the man to the engineer prior to any new construction.
12. Sanitary sewer pipes shall be bedded in accordance with Orem standards.

STORM DRAIN GENERAL NOTES

1. The contractor shall be responsible for the following:
 - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
 - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
 - (C) Verification and protection of all existing utilities within the limits of construction.
 - (D) Providing as-built drawings to the city and engineer.
 - (E) All permitting, development, location, connection and inspection.
 - (F) Scheduling all required inspections.
2. All storm drain construction shall be in conformance with Orem standards, specifications, and plans.
3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, gROUT, and steel shims to adjust the manhole frame to the required final grade in conformance with Orem standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
5. Compaction of all trenches within the project site must be obtained and compaction results submitted to the engineer prior to final acceptance.
6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
7. All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
8. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
9. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction.
10. Storm drains shall be bedded in accordance with Orem standards.

GRADING PLAN GENERAL NOTES

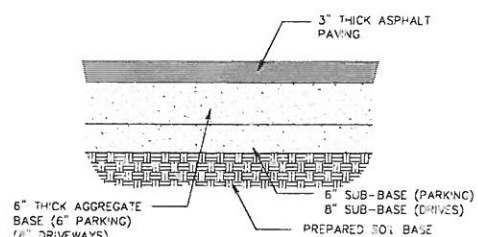
1. Contours shown are for finished paving, sidewalk, sod or ground adjustment to subgrade is the contractor's responsibility.
2. All disturbed areas that are unsurfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
3. If during the overall grading process, conditions are encountered which could indicate an undetected station is present, the soils engineer shall be contacted for recommendations.
4. Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed immediately after stripping operations are complete.
6. On-site materials suitable for fill beneath drives and parking areas beyond 5' of the building shall be compacted in accordance with guidelines presented in the soils report.
7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
12. Grades within asphalt parking areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
13. Spot elevations represent final line or top of asphalt unless otherwise noted.
14. The contractor is responsible for providing his own estimate of earthwork quantities.
15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
16. Where new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
18. Pre cast structures may be used at contractor's option.
19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove.
20. Existing grade contour intervals shown at 1 foot intervals.
21. Proposed grade contour intervals shown at 1 foot intervals.
22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3:1 or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
28. Construction shall comply with all applicable governing codes and be constructed to suit.
29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
30. Site work shall meet or exceed site specifications.
31. All concrete to have a minimum 28 day compression strength of 4000 PSI.



ASPHALT PAVING
not to scale
Sand Soils

GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the Orem City Public Works, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the Orem City Public Works Inspector and/or UDOT inspection services and construction certification to be provided by engineer of record.
2. The contractor is specifically cautioned that 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. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the Orem City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
4. The contractor shall coordinate with Orem City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the approved standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the Orem City Public Works Inspector at all times.
13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed area is stabilized with hard surface or landscaping.
15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
16. All work within the public right-of-way is subject to the jurisdiction of the Orem City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to Orem City before beginning any work on these streets. Contractor shall begin work only after Orem City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
18. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
20. Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding top fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.).
21. In general, limits of site work are up to (and excluding) constructing sidewalks.



ASPHALT PAVING
not to scale
Clay Soils

Sheet No.
C - 1.1



DUDLEY AND ASSOCIATES
ENGINEERS, PLANNERS, SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah

Steel Pointe

Utility Plan

Vineyard City

Revisions

Date
2-5-2015
Scale
1"=40'
By
BHT
Tracing No.
L-4553

Sheet No.
C-3

Lot 2, Phase 1,
Eastlake at Geneva
Industrial Business Park

Parcel 3
2.13 AC
Future Development

Lot 6, Phase 1,
Eastlake at Geneva
Industrial Business Park

Lot 7, Phase 1,
Eastlake at Geneva
Industrial Business Park

Lot 8, Phase 1,
Eastlake at Geneva
Industrial Business Park

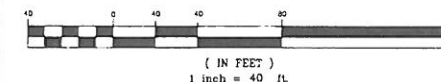
Lot 9, Phase 1,
Eastlake at Geneva
Industrial Business Park

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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft



NORTH
1" = 40'



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Steel Pointe
Utility Plan

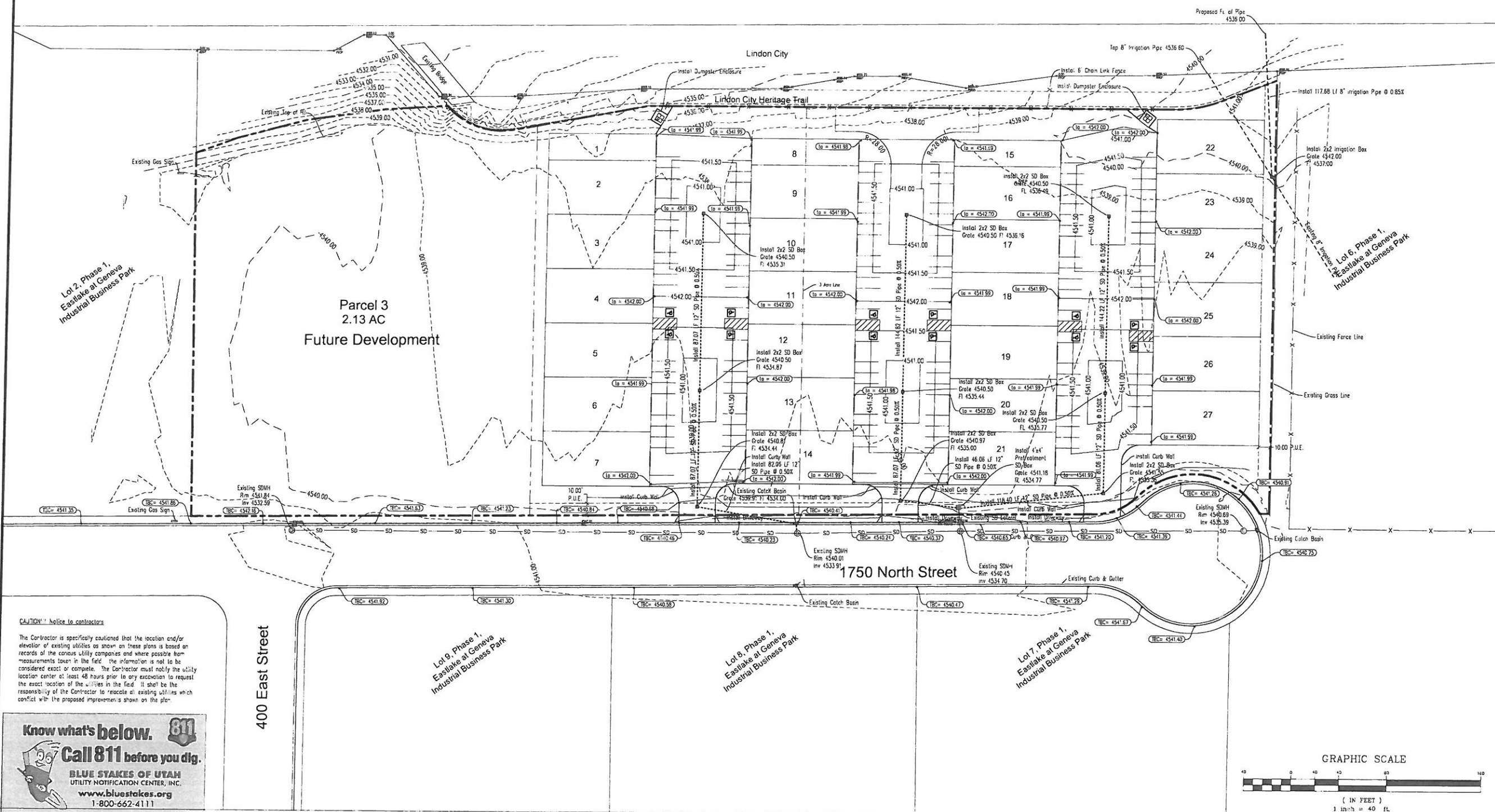
Utah

Vineyard City

Revisions

Date
2-5-2015
Scale
1"=40'
By
BHT
Tracing No.
L-4553

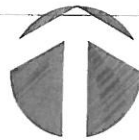
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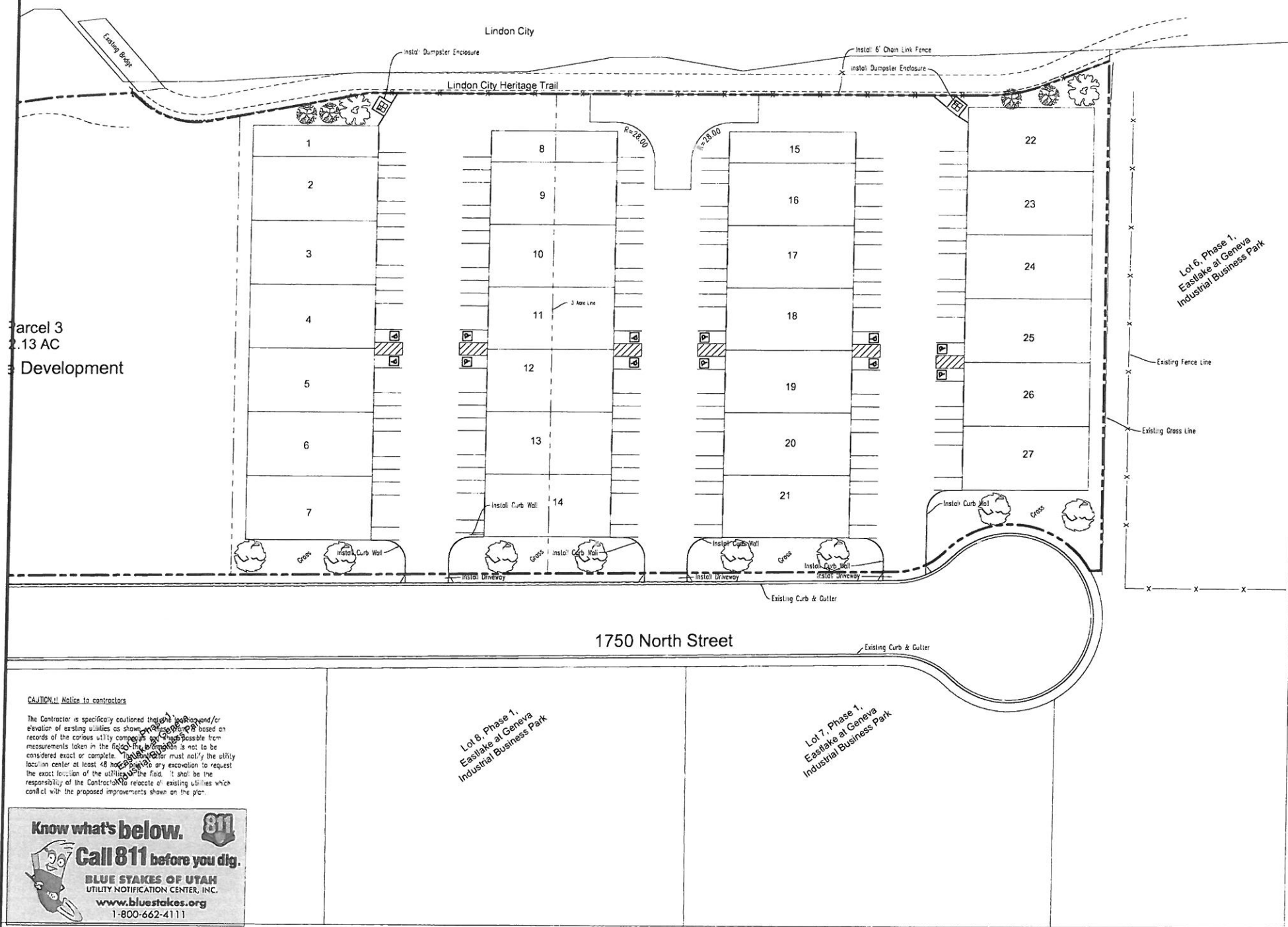
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NORTH
1" = 40'



PLANTING SCHEDULE

SYMBOL	SPECIES	SIZE	CONDITION	SPACING
DECIDUOUS TREES				
	ACER PLATANODES 'EMERALD QUEEN' Emerald Queen Maple	2" CAL.	B & B	
	MALUS SPRING SNOW Spring Snow Crab Flowering Crab	2" CAL.	B & B	
	PYRUS CALLERYANA 'CAPITAL' Capital Flowering Pear	2" CAL.	B & B	
SHRUBS				
	COTONEASTER DAMMER 'CORAL BEAUTY' Coral Beauty Cotoneaster	5 Gal.	Cont.	
	JUNIPERUS SABINA 'BROADMOOR' Broadmoor Juniper	5 Gal.	Cont.	
	PINUS MUGO MUGUS PUMILIO Shrubby Swiss Mountain Pine	5 Gal.	Cont.	
GROUNDCOVERS				
	AEGOPODIUM PODAGRARIA VAR. RAGATUM Bishop's Weed	1 Gal.	Cont.	24" O.C.
	AJUGA Bungieweed	1 Gal.	Cont.	24" O.C.
	GALLUM ODERATA Sweet Woodruff	1 Gal.	Cont.	24" O.C.

Landscaping Notes:

All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

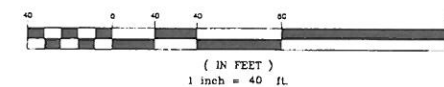
Minimum design standards:

At least (1) deciduous tree at least two (2) inch caliper measured four (4) feet above the ground, one (1) evergreen tree at least five gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every two dwellings.

All Evergreen trees provided = 2" Caliper in size. 26 are required & provided.
All Deciduous trees provided = 2" Caliper in size. 26 are required, 29 provided
All shrubs provided = 5 gallon in size. 416 Shrubs are required.

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

GRAPHIC SCALE



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Landscaping Plan

Steel Pointe

Utah

Vineyard City

Revisions

Date
8-21-2014
Scale
1"=40'
By
BHT
Tracing No.
L - 4553

Sheet No.
C - 5

CAUTION! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on this plan is based on records of the various utility companies and is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

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

