



**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
January 27, 2021 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, January 27, 2021, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting. *This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic.*

This meeting can be viewed live through Zoom. Please click on this link <https://zoom.us/j/92188601667?pwd=Tjg1MjlaQ0RSUy94dzhRM0NhUFhYdz09> or dial 1-301-715-8592 US or 1-253-215-8782 to join the meeting. You can also view the meeting on our [live stream channel](#).

AGENDA

1. CALL TO ORDER

2. DETERMINATION LETTER:

I, Julie Fullmer, Chair of Vineyard Redevelopment Agency Board, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Vineyard Redevelopment Agency Board pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard Redevelopment Agency Board shall be conducted by virtual means without an anchor location.

3. CONSENT AGENDA (*Items do not require discussion or public comment and can be approved by a single motion.*)

3.1. Approval of the January 13, 2021 RDA Meeting Minutes

4. BUSINESS ITEMS

4.1 DISCUSSION AND ACTION – Lakefront Infrastructure Reimbursements

City Manager Jacob McHargue will present as request for infrastructure reimbursements.
The RDA Board will take appropriate action.

6. ADJOURNMENT

RDA meetings are scheduled, as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City offices, the Vineyard City website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: January 26, 2021

CERTIFIED (NOTICED) BY: /s/Pamela Spencer
PAMELA SPENCER, CITY RECORDER



**MINUTES OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING**

This meeting was held electronically, via Zoom,
due to the COVID-19 gathering restrictions

January 13, 2021 – 7:28 PM

Present

Absent

Chair Julie Fullmer
Boardmember John Earnest
Boardmember Tyce Flake
Boardmember Chris Judd
Boardmember Cristy Welsh

Staff Present: City Manager Jacob McHargue, Public Works Director Don Overson, Assistant Public Works Director Chris Wilson, City Attorney Jayme Blakesley, Community Development Director Morgan Brim, City Planner Briam Amaya Perez, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer

Other Speaking: David Robertson and Laura Lewis with Lewis Young Robertson and Burningham

7:28 PM REDEVELOPMENT AGENCY BOARD MEETING

1. CALL TO ORDER

Chair Fullmer opened the meeting at 7:28 PM.

2. DETERMINATION LETTER:

Chair Fullmer read the determination letter.

3. CONSENT AGENDA *(Items do not require discussion or public comment and can be approved by a single motion.)*

3.1. [Approval of the December 9, 2020 RDA Meeting Minutes](#)

Chair Fullmer called for a motion.

Motion: BOARDMEMBER JUDD MOVED TO APPROVE THE CONSENT ITEM.
BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER,
BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION
CARRIED UNANIMOUSLY.

46 **4. DISCUSSION**

47 **4.1. 2016 and 2017 Bond Refinance**

48 A representative from Lewis Young Robertson and Burningham will present timing,
49 terms, and next steps for a possible bond refinance. This is a discussion only; no motion
50 will be made.

51
52 Chair Fullmer turned the time over to City Manager Jacob McHargue.

53
54 Mr. McHargue explained that the RDA was to the point where they could start the refinancing
55 process. There were timelines in the current bonds that restricted when they could refinance. He
56 said that historically speaking, the RDA had never been big enough or had enough history to do a
57 public offering. He said that this would be the first time the RDA would go through the process.
58 Mr. McHargue turned the time over to David Robertson with Lewis Young Robertson and
59 Burningham.

60
61 Mr. Robertson explained that RDA had been using direct placement with one bondholder. Now
62 that the city had grown and had a payment history, they could now do publicly offered bonds
63 through an underwriter. Typically, this means a lower interest rate and a longer term. The
64 potential would be to refinance the 2016 and 2017 bonds, explore refinancing or restructuring the
65 agreements, and potentially trigger new project areas. He said that this would reduce the city's
66 costs and generate new funds for new projects.

67
68 Mr. Robertson reviewed the timeline and what needed to be done. A few of the items on the
69 timeline were:

- 70 • The Board would determine the projects to be funded.
- 71 • Request for Proposal to underwriters.
- 72 • Draft of bond documents.
- 73 • RDA Board adopts a Super Parameters Resolution.
- 74 • A public hearing held on February 24, 2021.
- 75 • Fine tune the bond documents.
- 76 • Seek a bond rating, which would allow a different class of investors to purchase the
- 77 bonds, driving down the interest rates.
- 78 • Distribute Preliminary Official Statements to potential investors.
- 79 • Sell bonds the first part of March.
- 80 • Target closing by the end of March.

81
82 Chair Fullmer asked about working with the bond counsel. Mr. Robertson replied that the bond
83 counsel would draft the documents. Mr. McHargue stated that the bond counsel would be
84 Gilmore Bell. He said that a pricing committee would be adopted as part of the Super Parameters
85 Resolution. Mr. Robertson explained that because of how the law was written and how the bond
86 market worked, the board would approve the Super Resolution, which would include parameters
87 on how the bonds could be priced. He said that this would authorize the pricing committee to
88 approve the pricing and sign the bond documents.

89
90 Chair Fullmer called for questions from the board.

91
92 Boardmember Judd felt it would be beneficial for the public to hear how refinancing the bonds
93 and agreements would benefit the city. Mr. McHargue explained that they would not know the
94 interest rates. He said that the current bonds had an interest rate of just under 3 percent. The

Waters Edge agreement was a direct placement with Flagship Homes and had an interest rate of 7.5 percent. He said the RDA was trying to get a lower interest rate on existing debt and fund future projects.

Boardmember Judd asked if they were also looking at extending the terms. Mr. Robertson replied that they were hoping to keep the same maturity and hoping to save over \$100,000 per year. They were also looking at restructuring some contracts. Boardmember Judd asked if extending the bonds would hurt the RDA's bond rating. Mr. Robertson replied that if they were to delay the principal payment too long, it could negatively affect the rating. They also looked at the useful life of the project they are financing.

Boardmember Welsh asked if the money had to be spent in a certain amount of time. Mr. Robertson replied that when they closed on a bond, they told the public what they were spending the money on and told the bond counsel the timeframe to finish the project, but they would not hold the RDA to the dime on when they to spend all of the money. He explained that there was something called arbitrage, meaning if the city did spend the money in a certain amount of time, they had to start accounting for any interest earnings they had on the bonds. They want to spend the money in a timely fashion. If they did not spend the money in a reasonable timeframe, they would be paying more interest, which could create a negative rating.

Chair Fullmer called for further comments.

Mr. McHargue asked the board if anyone wanted to be a part of the pricing committee. Boardmember Judd said that he was interested. Chair Fullmer asked that anyone else who might be interested contact her.

Laura Lewis with Lewis Young Robertson and Burningham felt that they should not have too big of a pricing committee because they needed some flexibility. Mr. McHargue added that this would be part of the resolution.

5. BUSINESS ITEMS

5.1 DISCUSSION AND ACTION – Lake Bottom Canal

City Manager Jacob McHargue will present a funding request for the installation of an automatic screen on the Lake Bottom Canal. The RDA Board will take appropriate action.

Chair Fullmer turned the time over to City Manager Jacob McHargue.

Mr. McHargue explained that as part of the Waters Edge development, a canal ran through the development, and they needed to pipe it. The canal company president met with the city in 2013 and requested that the city pay for a screen to prevent any blockage in the pipe from happening. He said that the city met with the canal company in late 2020, and the cost would be just under \$93,000. He said that they were presenting this as a reimbursable project with a "not-to-exceed" the amount of \$92,296.

Chair Fullmer called for questions.

Boardmember Earnest asked how the screen worked. Mr. Overson replied that it was a stationary screen set at an angle, and the water flowed through it, and when debris was present, a scraper removed the debris. Boardmember Welsh asked what happened to the debris. Mr. Overson replied that the canal company would haul it off.

Mr. McHargue mentioned that he had worked with the city attorney on the agreement.

Chair Fullmer called for a motion.

Motion: BOARDMEMBER EARNEST MOVED TO APPROVE THE RDA APPLICATION WITH THE NOT TO EXCEED AMOUNT OF \$92,296 AND ALLOW THE CHAIR TO SIGN A REIMBURSEMENT AGREEMENT. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 DISCUSSION AND ACTION – [Train Station Panel Design](#)

Community Development Director Morgan Brim will present the designs for the Train station panels. The RDA Board will take appropriate action.

Chair Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that City Planner Briam Amaya Perez had worked for a long time with a diverse group of people to get these designs done. He turned the time over to Mr. Amaya Perez.

Mr. Amaya Perez explained that the Community Development Department and the Heritage Commission had worked with CRSA Architecture and Planning to create the graphics for the canopies. The identified four themes: Agricultural, Utah Lake, Geneva Steel, and Native American Heritage. He said that they had looked at hundreds of images from several different databases and sources. He said that they had purchased some of the selected images from the Brigham Young University (BYU) Special Collections, The Western History Digital Image Collection from the Denver Public Library, and Photographic Solutions LLC. He said that they had worked with many different organizations to pick the most appropriate images.

Mr. Amaya Perez reviewed the images that had been picked for the panels.

1. Milk Truck – was part of the train that used to import and export dairy products in and out of Vineyard.
2. Early Vineyard residents
3. Ute history in the valley
4. Geneva Steel

Mr. Amaya Perez mentioned that the picture was taken in Colorado. Finding images that depicted Ute history in this area was difficult. In working with the different organizations, this image captured the parts of the Vineyard area's culture. Chair Fullmer asked if this was an artistic drawing. Mr. Amaya Perez replied that it was an actual photograph. Chair Fullmer asked who the picture was of. Mr. Amaya Perez replied that it was a picture of a horseman crossing the Los Pinos River in Colorado. Boardmember Welsh expressed concern that the picture was not from Vineyard. She asked what the ramifications were for posting a photo of a tribe not from this area. Mr. Amaya Perez replied that the Ute Tribe encompassed a lot of the Mountain West. It went as far down as Arizona and parts of New Mexico and as far north as Idaho west into Nevada and east into Colorado. Chair Fullmer said that the Ute Tribe was very much in the Utah

territory in 1899. Mr. Amaya Perez said that one recommendation from the Ute Museum in Colorado was to add a caption showing where the picture was from.

Boardmember Welsh asked if they had discussed any political issues. Mr. Brim replied that they had met specifically with the tribes, and they felt it would be an appropriate image. There was a discussion about the photo. Mr. Brim said that he could work with the consultants to use a different image.

Boardmember Flake felt it was a great picture. Boardmember Judd said that as long as they had reached out to the Ute Tribe and they gave consent, he was fine with it. He asked if there had been research done on Chief Walkara. Chair Fullmer said that Chief Walkara was very nomadic and felt that the picture was very representative of the time period. The discussion continued. Boardmember Judd said that they should have a plaque on each of the pictures.

Mr. Amaya Perez said that he had taken extra steps to speak with different entities, and they liked the image for its historical accuracy.

Mr. McHargue asked where the Geneva Steel image came from. Mr. Amaya Perez replied that the image was from Photographic Solutions. Mr. McHargue asked about the second image. Mr. Amaya Perez replied that the first two images were from BYU Special Collections. Mr. McHargue asked if people in the image were still alive, would they need to give their permission to display their picture in a public place. Boardmember Welsh asked if they knew who the people were in the picture. Mr. Amaya Perez replied that the special collections were public record and that they had permission to use them. Chair Fullmer asked why they chose the image of the large group of people. Mr. Brim replied that the designer wanted pictures with people in them. They thought the group photo represented a good deal of the population at the time and gave a sense of community.

Chair Fullmer stated that she liked the idea of community and families but felt that if they were tying in heritage, they should use pictures depicting activities happening in the area. Boardmember Welsh agreed. Mr. Amaya Perez explained why they used the images they did. He said that some of the images were fuzzy or could not be stretched across the area. Boardmember Flake said that there lots of images of the old Geneva Resort. He said that he did not like the group picture.

City Attorney Jayme Blakesley stated that the city could use the BYU Special Collections license to use the images of people who were still alive. If it were a personal picture, they would need permission.

Mr. Brim asked if the council would like them to bring back other options. Two requirements would be a high-resolution photo that could sit in the landscape frame.

Boardmember Judd stated that he would be comfortable with someone on the board approving the photos.

Boardmember Welsh wanted to present the picture from the Ute Tribe to her friends who work at the state with the Navajo Nation and get their input on using the photo. She was also willing to follow up with the Ute Tribe. Mr. Amaya Perez said that the Ute people he had spoken to were happy that they were being included in the project. Boardmember Judd asked who Mr. Amaya Perez had talked to and did he get permission from the local tribe. Mr. Amaya Perez said that

they had spoken with two people who taught native American history at BYU and Utah Valley University (UVU). Boardmember Judd asked if they had spoken with the Ute Tribe and received their permission. Mr. Amaya Perez replied that he had spoken with the Ute Tribe. Boardmember Judd suggested that he give Boardmember Welsh the contact information for the Ute Tribe.

Chair Fullmer summarized what the process was going to be moving forward with the images.

Mr. Amaya Perez reviewed how the images would look on the platform. He said they were expecting to receive renderings with potential buildings in the background.

Mr. Brim and Mr. Amaya Perez planned to email out images to the board for approval.

6. ADJOURNMENT

Chair Fullmer called for a motion to adjourn the meeting.

Motion: BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:26 PM. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

RDA meetings are scheduled as necessary.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER



VINEYARD RDA STAFF REPORT

Meeting Date: 01-27-2021

Agenda Item: 4.1 Lakefront Reimbursement Application

Presenter: Jacob McHargue

Background/Discussion: as part of the Edge Homes Lakefront development there are infrastructure needs that are not directly related to the Development and should be handled through a cost sharing reimbursement agreement with Edge Homes. There are 4 projects included in this reimbursement application.

1. A trail connection and extension of the 10-foot lakeshore trail from sunset beach north through this project to connect to the existing 10-foot lakeshore trail.
2. Removal of the old county road
3. Grading and landscaping of 5 acres between this development and the lake
4. A road project to connect 300 west and loop roads through this development.

Fiscal Impact: The total cost for the project is estimated to be \$1,491,561 of which the developer is requesting a cost sharing of \$614,575 from the RDA.

Recommendation: We recommend that the board approve the RDA application and allow the chair to sign a reimbursement agreement with Edge Homes.

Sample Motion: I make a motion that we approve the RDA application and allow the chair to sign a cost sharing reimbursement agreement as presented.

Attachments:

Edge Homes RDA application
Reimbursement Spreadsheet
Exhibits



Vineyard RDA Development Incentive Application

Use this application to request assistance with backbone infrastructure improvements, environmental remediation, and other necessary projects associated with the Geneva URA project area. **Applicants are strongly encouraged to attach documentation which supports their proposal.**

1. Applicant Organization: **EDGE HOMES**
Address: **13702 S 200 W B12**
City/State/Zip: **DRAPER/UT/84020**
Contact Person: **JARAN NICHOLLS**
Phone/Fax/Email: **801-814-7044/NA/JNICHOLLS@EDGEHOMES.COM**
Is the Applicant the Property Owner? ☒ Yes ☐ No

2. Describe the type of project being proposed:
☒ Infrastructure ☐ Environmental Remediation
☐ Other _____

Provide a summary description of the proposed project here and attach a detailed scope of the proposed work.

REIMBURSEMENT FOR CITY SHARE IN - VINEYARD CITY SHORELINE TRAIL IMPROVEMENTS - \$294,065.58

UPSIZE REIMBURSEMENT FOR - CONSTRUCTION OF PORTIONS OF 300 WEST AND LOOP ROAD - \$320,509.15

3. Contribution of the Applicant:	SHORELINE TRAIL	UPSIZING
Total Estimated Cost of the project (<u>must</u> attach documentation):	\$ <u>\$670,287.45</u>	<u>\$821,273.40</u>
Contribution /Investment of the Applicant	\$ <u>\$376,221.88</u>	<u>\$500,764.25</u>
Other sources of funding (specify and attach supporting documentation):	\$ <u>0</u>	
Assistance requested from the RDA:	\$ <u>\$294,065.58</u>	<u>\$320,509.15</u>
Total Funding	\$ <u>\$294,065.58</u>	<u>\$320,509.15</u>

4. Describe the ability of the site to be developed without assistance.

EDGE HOMES IS SEEKING REIMBURSEMENT ON CITY INFRASTRUCTURE IMPROVEMENTS THAT ARE/WERE BUILT BY THE DEVELOPER

5. Describe the reasonable justification for the need of public investment in this project.

- ROADWAYS - LOOP ROAD AND 300 WEST ARE MAJOR MASTER PLANNED ROADWAYS. EDGE HOMES IS ONLY SEEKING REIMBURSEMENT FOR THE DIFFERENCE IN COST BETWEEN THE CITY STANDARD PUBLIC ROW AND THE MUCH LARGER ROW WIDTHS OF LOOP ROAD AND 300 WEST.

- TRAIL - EDGE HOMES IS ONLY SEEKING REIMBURSEMENT FOR THOSE PORTIONS THAT ARE EITHER DEEMED SHARED IMPROVEMENTS BETWEEN CITY AND DEVELOPER OR THOSE IMPROVEMENTS THAT ARE CITY IMPROVEMENTS ONLY.

6. Describe the land area which will be benefitted from the proposed project and the impact to future development.

- 300 WEST AND LOOP ROAD ARE EXTENSIONS/IMPROVEMENTS FOR THE MASTER TRANSPORTION PLANS FOR VINEYARD CITY

- THE SHORELINE TRAIL IS A CITY WIDE PUBLIC AMENITY

7. Describe the impact this project will have on new jobs, or the quality of existing jobs (number and average salary).

THE LAKEFRONT DEVELOPMENT LIKE OTHERS IN WATERS EDGE, ADD TO THE GROWING CUSTOMER BASE FOR EXISTING AND FUTURE COMMERCIAL DEVELOPMENTS IN THE AREA.

8. Attach a chart which describes the proposed timeline of the project, including expected dates for start and completion.

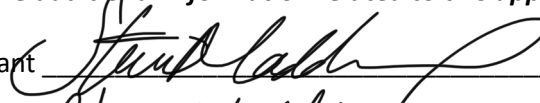
300 WEST IS UNDER CONSTRUCTION AND IS ESTIMATED TO BE COMPLETED IN June 2021. THE SHORELINE TRAIL IMPROVEMENTS ARE ESTIMATED TO BE COMPLETED BETWEEN JANUARY 2021 AND DECEMBER 2021

9. Will the RDA own any of the infrastructure related to this project? If so, describe/elaborate.

VINEYARD CITY WILL OWN ALL THE INFRASTRUCTURE THAT EDGE HOMES IS SEEKING REIMBURSEMENT FOR.

10. How much taxable value will your project add to the tax rolls? (Indicate whether your estimate is above the existing taxable value or total including the existing value. Also, provide supporting detail for how the estimate was derived.)

The RDA may require additional information related to this application before a decision is made.

Signature of Applicant  Date 11.16.20

Printed Name Steve Maddox Title Manager

Lakefront Reimbursements				
SHORELINE TRAIL				
EDGE COSTS				
	Qty	Units	Unit Cost	Total Cost
8' WIDE ASPHALT TRAIL	2,843	LF	\$ 33.20	\$ 94,387.60
FULLY IMPROVED LANDSCAPING AREA	28,529	SF	\$ 4.50	\$ 128,380.50
30% OF COUNTY ROAD REMOVAL AND EXPORT	14,883	SF	\$ 2.20	\$ 32,742.60
			TOTAL	\$ 255,510.70
SHARED COSTS				
	Qty	Units	Unit Cost	Total Cost
SITE GRADING - EXPORT/CUT BETWEEN TRAILS	5,455	CY	\$ 13.25	\$ 72,278.75
LANDSCAPING/RE-SEEDING AREA BETWEEN TRAILS	5.2	ACRES	\$ 32,527.62	\$ 169,143.60
			TOTAL	\$ 241,422.35
CITY COSTS				
	Qty	Units	Unit Cost	Total Cost
10' WIDE ASPHALT TRAIL	770	LF	\$ 41.50	\$ 31,955.00
ESTIMATED COST FOR BRIDGE/CULVERT	1	LS	\$ 65,000.00	\$ 65,000.00
70% OF COUNTY ROAD REMOVAL AND EXPORT	34,727	SF	\$ 2.20	\$ 76,399.40
			TOTAL	\$ 173,354.40
			TOTAL PROJECT COST	\$ 670,287.45
			TOTAL DEVELOPER COST	\$ 376,221.88
			TOTAL CITY REIMBURSEMENT	\$ 294,065.58

107033

161066

TOTAL COUNTY ROAD REMOVAL
49,610 sf
34,727 sf
14,883 sf

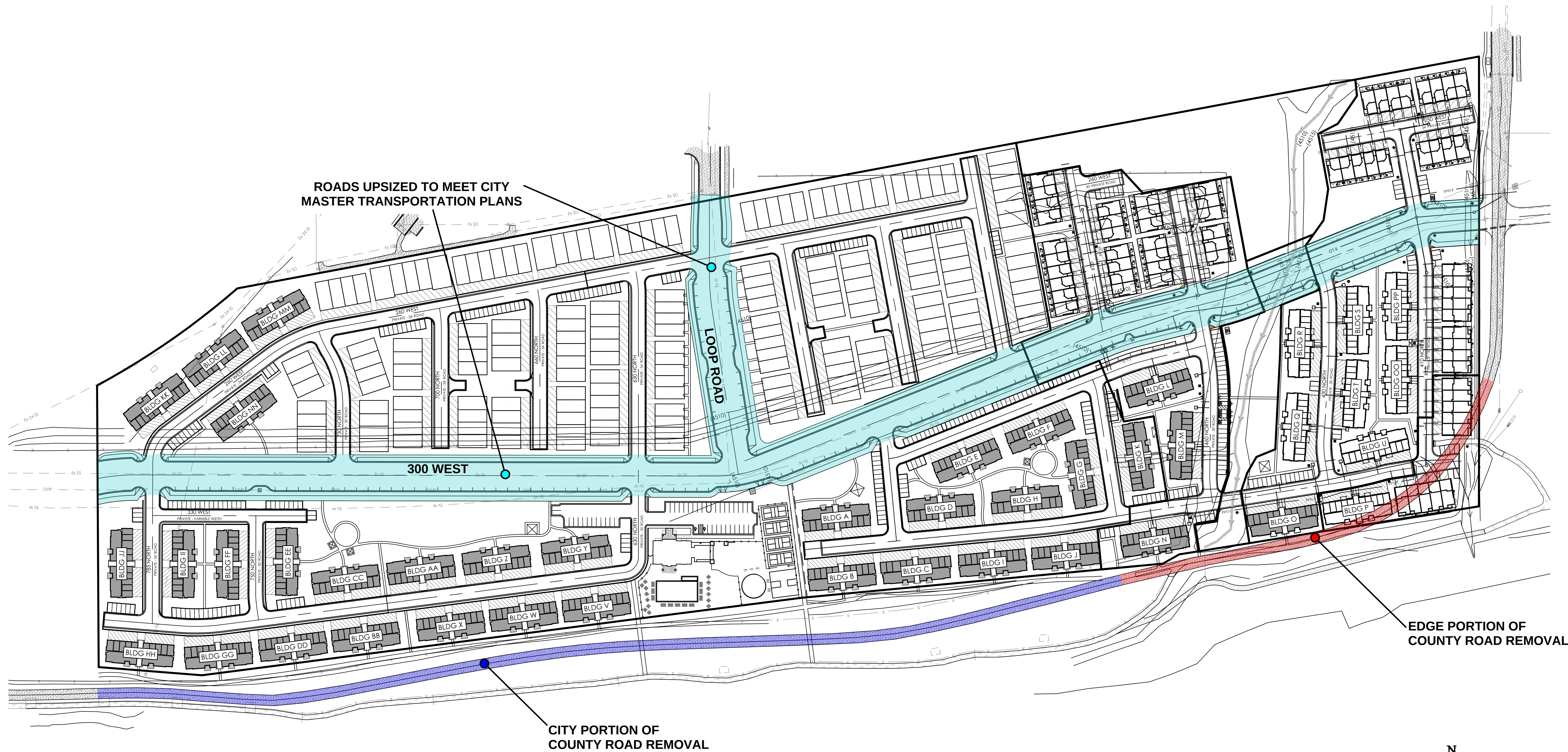
938
1886

Lakefront Reimbursements										
300 WEST & LOOP ROAD - UPSIZING										
MASTER INFRASTRUCTURE REQUIREMENTS					TYPICAL DEVELOPER REQUIREMENTS					
	Qty	Units	Unit Cost	Total Cost		Qty	Units	Unit Cost	Total Cost	Total Difference
300 WEST NORTH ASPHALT - ROAD & PARKING	107,033	SF	\$ 2.15	\$ 230,120.95	56' LOCAL STREET - ASPHALT	56,580	SF	\$ 1.25	\$ 70,725.00	\$ 159,395.95
300 WEST SOUTH ASPHALT - ROAD & PARKING	54,033	SF	\$ 1.75	\$ 94,557.75	56' LOCAL STREET - ASPHALT	28,140	SF	\$ 1.25	\$ 35,175.00	\$ 59,382.75
300 WEST PARK STRIPS LANDSCAPING	43,120	SF	\$ 4.50	\$ 194,040.00	56' LOCAL STREET PARK STRIPS	43,120	SF	\$ 4.50	\$ 194,040.00	\$ -
300 WEST SIDEWALKS	2,695	LF	\$ 20.75	\$ 55,921.25	56' LOCAL STREET - SIDEWALKS	2,695	LF	\$ 20.75	\$ 55,921.25	\$ -
300 WEST 10' TRAIL	2,695	LF	\$ 41.50	\$ 111,842.50	5' LOCAL STREET SIDEWALK	2,695	LF	\$ 24.50	\$ 66,027.50	\$ 45,815.00
LOOP ROAD ASPHALT - ROAD & PARKING	30,973	SF	\$ 2.15	\$ 66,591.95	56' LOCAL STREET - ASPHALT	15,450	SF	\$ 1.25	\$ 19,312.50	\$ 47,279.45
LOOP ROAD PARK STRIPS LANDSCAPING	8,128	SF	\$ 4.50	\$ 36,576.00	56' LOCAL STREET PARK STRIPS	8,128	SF	\$ 4.50	\$ 36,576.00	\$ -
LOOP ROAD SIDEWALKS	508	LF	\$ 20.75	\$ 10,541.00	56' LOCAL STREET - SIDEWALKS	508	LF	\$ 20.75	\$ 10,541.00	\$ -
LOOP ROAD 10' TRAIL	508	LF	\$ 41.50	\$ 21,082.00	5' LOCAL STREET SIDEWALK	508	LF	\$ 24.50	\$ 12,446.00	\$ 8,636.00
				\$ 821,273.40					\$ 500,764.25	\$ 320,509.15
							TOTAL UPSIZING REIMURSEMENT		\$ 320,509.15	

1886 LF OF ROADWAY x 30' OF ASPHALT = 56580
938 LF OF ROADWAY x 30' OF ASPHALT = 28140

515 LF OF ROADWAY x 30' OF ASPHALT = 15450

2.15 is for 5" asphalt
1.25 is for 3" asphalt



LAKEFRONT
VINEYARD CITY, UTAH
OVERALL SITE PLAN

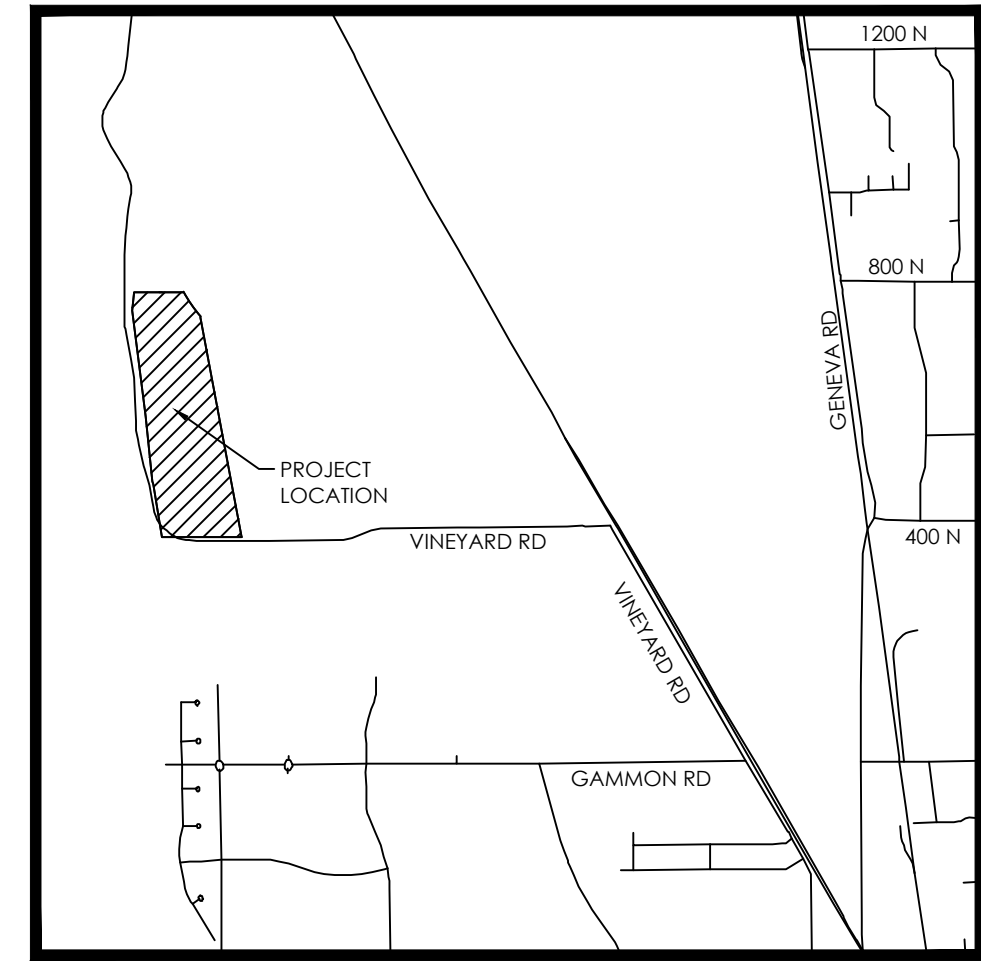
REVISION BLOCK	
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1	
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OVERALL SITE PLAN

Scale: 1"=100' Drawn: SGA
Date: 01/21/21 Job #: 20-0169
Sheet: **EXHIBIT**



Z:_2020\20-0169 Lakefront at Vineyard Town Center South Redesign\Design\20-0169.dwg; exhibit\overall site iv 2.dwg



VICINITY MAP

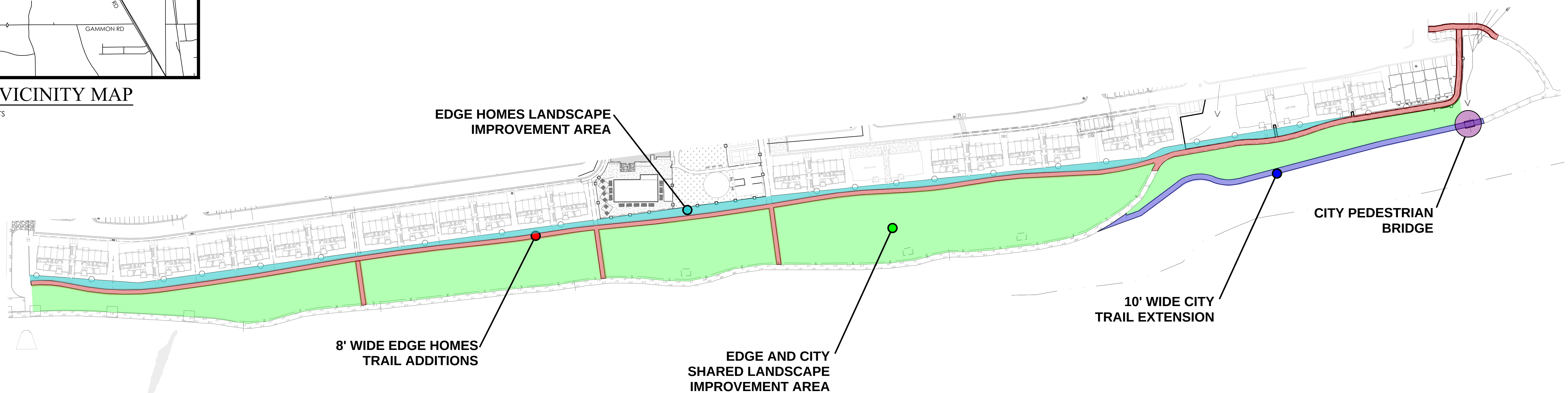
NTS

LAKEFRONT AT VINEYARD TO N CENTER

EST SHORLINE TRAIL

PREPARED FOR:
EDGE HOMES

LOCATED IN:
VINEYARD, UT



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO VINEYARD STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

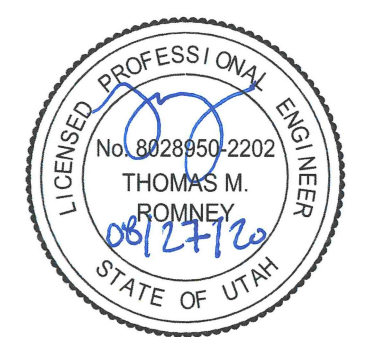
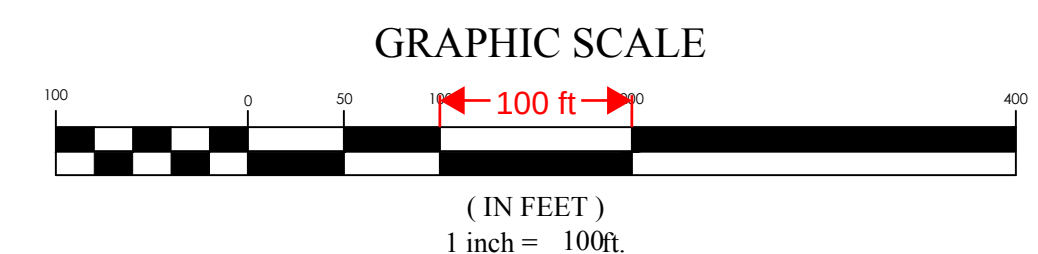
ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- 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 CITY, 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.
- UNAUTHORIZED CHANGES USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINE WORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER / SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: TRAVIS BENSON
SURVEY MANAGER: SPENCER LLEWELLYN
CONTACT: JARAN NICHOLLS

OWNER/DEVELOPER
EDGE HOMES
13702 S 200 B12
DRAPER, UTAH 84020
(801) 608-1719



LAKEFRONT AT VINEYARD VINEYARD CITY SHORELINE TRAIL COVER

REVISION BLOCK		DESCRIPTION
#	DATE	
1	8/27/20	
2		
3		
4		
5		
6		

SHORELINE TRAIL COVER

Scale: 1"=100'
Date: 8/27/20
Sheet: C1

Drawn: TMB
Job #: 20-0169

C1