CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, February 17, 2015 7:00 p.m.

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, February 17, 2015, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

COUNCIL MEETING

1. Call to Order, Invocation given by C. Augustus and Pledge led by David Bunker
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

PUBLIC HEARING

4. Preliminary Plans for Lakeview Trails Subdivision, located at approximately 10100 Canyon Road in the H-1 Hillside Zone

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

5. Minutes from the January 20, 2015 City Council Meeting

CITY REPORTS AND BUSINESS

6. City Manager
7. Mayor and Council

SCHEDULED ITEMS

8. Review/Action on Awarding a Contract for the Recreation Center Concessions
9. Review/Action on Preliminary Plans for Lakeview Trails Subdivision located at approximately 10100 Canyon Road in the H-1 Hillside Zone
10. Discussion on FY 2016 Capital Projects Fund and Motor Pool Fund

ADJOURNMENT

11. Adjourn

Posted this 13th day of February, 2015 /s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.

CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	2/17/2015

City Council
Agenda Item

SUBJECT:	Recreation Center Concessions Contract
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Gordon

BACKGROUND AND FINDINGS:

This item was tabled from 1/20/15 City Council meeting. During the 2/3/15 city council meeting, the Council asked that the final contract be reviewed at the next meeting.

The City has received and reviewed proposals from two food vendors and catering businesses in response to the City's request for proposals for an outside group to operate concessions at the recreation center. Based on the submittals and interview process, the committee recommends that the City proceed to negotiate a final concessions contract.

PREVIOUS LEGISLATIVE ACTION:

Previous concessions contract has been terminated.

FISCAL IMPACT:

Varies

SUPPORTING DOCUMENTS:

Concession Agreement

RECOMMENDATION:

Staff recommends that the City Council approve the proposed Concession Agreement with Vista Pointe LLC., subject to review by the City Attorney.

MOTION:

To approve/not approve a concessions contract agreement with Vista Pointe LLC., subject to legal review.

Concession Agreement
Cedar Hills Grill

This Concession Agreement ("AGREEMENT") is made and entered into this 26th day of March 2013 by and between the CITY OF CEDAR HILLS, a Utah municipal corporation ("CITY"), as landlord; and Vista Pointe, LLC, a Utah corporation, ("TENANT").

DEFINITIONS:
THE GRILL. The Cedar Hills Grill is located at 10640 N Clubhouse Drive Cedar Hills, Utah. Leased areas of THE GRILL defined in Exhibit C.

CONTRACT TERM. The LEASE YEAR which is currently under contract.

LEASE TERM. The term of this lease shall commence annually on January 1st, and shall continue through December 31 of the current calendar year.

LEASED PREMISES. The area within the GRILL described as the current dining area, kitchen and prep storage area as per Exhibit C.

RENEWAL LEASE YEAR. The twelve (12) month period extending from January 1 until December 31 of each calendar year.

WHEREAS; CITY is the owner of the Cedar Hills Grill and is desirous of leasing a portion of the Grill as a restaurant/café for serving refreshments and food items, and TENANT is desirous of leasing the premises.

NOW THEREFORE; for valuable consideration, including the mutual covenants set forth in this Agreement, CITY and TENANT herby mutually agree as follows:

1. PURPOSE. TENANT leases the LEASED PREMISES under this AGREEMENT for the purpose of operating and maintaining a light restaurant facility or café to serve customers of the Cedar Hills Recreation Center, Golf Clubhouse, and the public generally. TENANT'S use of the LEASED PREMISES shall be consistent with this purpose and the policies of CITY as adopted from time to time.
2. LEASE. CITY agrees to lease to TENANT, and TENANT agrees to lease from CITY, the Leased Premises according to the terms and conditions of this Agreement, including those set forth in the attached Exhibit A – General Terms and conditions, which are incorporated in this AGREEMENT by reference. LEASE shall only apply to TENANT listed above. No lease transfer or sub-lease shall be permitted.

3. RENEWAL. CITY, at its sole discretion, may allow TENANT to renew this agreement for an additional LEASE YEAR. It shall be understood that the CONTRACT affords a minimum of three (3) successive LEASE TERMS. Additional LEASE TERMS shall be reviewed and negotiated by CITY. All terms and conditions of this AGREEMENT apply during the RENEWAL TERM. TENANT may apply for lease renewal by serving a written notice of TENANT'S intent to renew on or before 60 days prior to the date of the RENEWAL TERM. CITY, at its sole discretion, may allow an additional grace period for written notice of intent to

renew of up to 30 days.

4. ALTERATIONS. Any alterations or improvements to LEASED PREMISES, including signage, are subject to CITY'S prior written approval, including required permits and inspections. Upon termination of the lease, all such alterations and improvements shall become part of the LEASED PREMISES; provided that, if CITY directs TENANT to remove any removable fixtures or furniture provided by TENANT, TENANT will do so and will repair any damage to the LEASED PREMISES caused by such removal.

5. MAINTENANCE BY CITY. CITY shall be responsible to maintain the exterior and all non-leased portions of THE GRILL. CITY shall repair or replace, as necessary, all paint, carpet, and electrical fixtures within the LEASED PREMISES, except to the extent such items are damaged as a result of TENANT'S negligence. CITY shall provide exterior garbage pick-up service.

6. MAINTENANCE BY TENANT. TENANT shall maintain all of the LEASED PREMISES, in a clean, sightly, and healthy condition. At the end of the LEASE TERM, TENANT shall return the LEASED PREMISES to CITY in the same, or improved, condition as at the beginning of the LEASE TERM, reasonable wear and tear excepted.

7. UTILITIES. CITY shall assume responsibility for operation of and pay all utilities for electric, water, and natural gas. TENANT shall pay for phone line, cable and alarm system for TENANT occupied space. TENANT shall use existing alarm system and CITY provider.

8. INSPECTION. CITY shall be allowed by TENANT to inspect the LEASED PREMISES at any time upon reasonable request. CITY assumes no responsibility or liability for inspecting or not inspecting the LEASED PREMISES.

9. INSURANCE, LICENSES AND PERMITS. TENANT shall carry insurance in a form acceptable to CITY, including (a) general liability insurance with combined single limits of not less than $1,000,000 per occurrence and in the aggregate; (b) dram shop liability insurance with combined single limits of $1,000,000 per occurrence and in the aggregate; and (c) workers' compensation insurance. TENANT is responsible for obtaining all licenses and permits necessary to do business in the City, County and State. All insurance policies purchased and maintained under this lease shall name CITY, its officers, employees, Mayor, and Council as additional insured's and shall provide for notice to be given to CITY at least 15 calendar days prior to termination or cancellation of any such policy. Upon request, TENANT shall provide CITY a certificate of insurance evidencing that all insurance policies required under this lease are in place.

10. TERMINATION FOR CONVENIENCE. CITY AND TENANT may, at their exclusive option, terminate this agreement for convenience by providing notice to the other party no less than sixty (60) days prior to the end of the LEASE TERM.

11. TERMINATION FOR CAUSE. CITY may, at its sole option, terminate this agreement for cause in the case of TENANT'S failure to perform any of its obligations under this AGREEMENT, or for misconduct by the TENANT or any of its officers, employees or agents. TENANT understands and acknowledges that by leasing from the CITY that in the eyes of the public the conduct of the TENANT will reflect on the CITY and the TENANT agrees to hold all of its officers, employees and agents to the highest standards of conduct and ethics. The CITY may, at its sole option, terminate this agreement for cause in the event the City Council finds that the conduct of the TENANT or any of its officers, employees or agents reflects poorly on the CITY. CITY shall provide TENANT written notice of the default and TENANT shall have 15 calendar days to respond to CITY'S notice and resolve all noticed issues. If TENANT fails to remedy noticed issues within 15 calendar days, CITY shall be entitled to terminate this agreement, enter and repossess the LEASED PREMISES, and pursue any other remedy available under this AGREEMENT, at law, or in equity.

12. RENT AND MONTHLY GROSS RECEIPTS REPORT. TENANT shall pay rent monthly, in arrears, to CITY at the agreed upon rate. TENANT shall pay $600.00 per month plus, 5% (five percent) of monthly gross revenues for all concession, grill, and catering sales originating at CITY'S facility. A minimum total payment of $15,360 shall be remitted annually ($1,280 monthly) and shall be received by CITY on or before January 5 after the end of each LEASE TERM. Proprietary sales and revenue receipts shall not be made public. The rent shall be documented on a gross fees report which shall accompany the payment. Rent shall be due on or before the fifth day of the month. Rent shall be subject to review on an annual basis. TENANT shall pay CITY a late fee of five percent (5%) of any rent payment that is not made within five (5) business days after it is due. As a portion of rent payment, the TENANT shall be recognized as a sponsor for the CITY's annual celebration, including booth space, etc.

13. TAXES. TENANT shall pay all taxes on personal property and improvements located on said premises, the premises herein licensed, and all sales and other taxes, including but not limited to possessory interest tax levied against the operation of said business or other taxes assessed to them. By executing this agreement and accepting the benefits thereof, a property interest may be created known as a "possessory interest" and such property interest may be subject to property taxation. TENANT, as the party in whom the possessory interest is vested, may be subject to the payment of property taxes levied upon such interest.

14. ANNUAL REVIEW. At the end of the contract period (December 31 annually), CITY may perform a review of TENANT's gross receipts for the year. TENANT shall provide all information requisite for the timely completion of the review. Notwithstanding the annual review, the CITY may review monthly gross receipts as it deems necessary and said review shall be during regular business hours.

15. CONCESSION RIGHTS. Except as otherwise provided in this AGREEMENT, TENANT shall have exclusive rights to the receipts from all food and/or beverage concessions, excluding vending machines located on the premises of the recreation center and golf course properties during the TERM. TENANT shall have the exclusive right to sell food and beverages on the golf course, excluding catered events and vending machine sales, subject to CITY'S rules and regulations and the terms and conditions of this AGREEMENT. TENANT shall be afforded the opportunity to be included on the CITY's Preferred Catering List, to submit a proposal for catering events such as, golf tournaments and CITY events.

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16. BUSINESS HOURS. TENANT agrees that the LEASED PREMISES shall be open for business during days mutually agreed upon with the City Manager, including but not limited to all days of the week and holidays.

17. WAGES AND PAYROLL ACCOUNTING. TENANT is responsible for paying all employee wages, benefits, taxes and government accounting for operations of the LEASED PREMISIS. To the extent reasonably practicable, TENANT shall maintain books of account for the Grill in accordance with generally accepted accounting principle and practices, consistently applied. The books shall reflect all café transactions, and be appropriate and adequate for the Grill's business.

18. PURCHASING. TENANT is solely responsible for all purchasing and accounting for TENANT'S business conducted on the LEASED PREMISES.

19. EQUIPMENT. CITY hereby leases the equipment described in the attached Exhibit B for use by TENANT on the LEASED PREMISES during the LEASE TERM consistent with this AGREEMENT. TENANT shall maintain the equipment in a clean and orderly condition; CITY shall be responsible to repair and /or replace the equipment as necessary during the LEASE TERM unless it is damaged as a result of the negligence of TENANT, its agents, employees, or customers. At the end of the LEASE TERM, TENANT shall return the equipment to CITY in its original condition, reasonable wear and tear excepted. In addition to the items in Exhibit B, TENANT may have use of the concessions cart. Responsibility for maintenance of the concessions cart is the same as required for items on Exhibit B.

20. SIGNS AND ADVERTISEMENTS. No signs of any kind shall be displayed unless approved by the CITY, who may require removal or refurbishment of any sign previously approved. TENANT shall not permit vendors to display wares inside or outside the building or on said property unless written permission is secured from the CITY and such permission shall be subject to revocation at any time. In each separate facility licensed hereunder, a sign shall be posted in a prominent place, stating that the TENANT is operated under a Concession Agreement issued by the CITY. TENANT shall bear the cost of all signage and alterations of signage identified in this agreement. CITY will negotiate with TENANT to install on-premise and off-site signs for advertising purposes.

21. JOINT AND SEVERAL LIABILITY; BINDING EFFECT. The persons signing below as TENANT shall be jointly and severally liable for all obligations of TENANT under this AGREEMENT. The covenants and conditions herein contained shall apply to and bind the heirs, successors in interest, executors, administrators and assigns of the parties hereto.

22. NOTICE. All official notice shall be hand delivered, send by certified mail, or email as follows:

TO CITY:
David H. Bunker, City Manager
10246 N Canyon Road
Cedar Hills, UT 84062
dbunker@cedarhills.org

TO TENANT:

And

Agreed and Signed:

By: _____ Date:
Title: City Manager, City of Cedar Hills

By: _____ Date:
Title: Owner, Vista Point, LLC

By: _____ Date:
Title: Co-Owner, Vista Point, LLC

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EXHIBIT A to Concession Agreement

GENERAL TERMS AND CONDITIONS

1. CLEANING DEPOSIT: TENANT will pay a one-time cleaning deposit of $300.00 to be held by CITY until such time as the AGREEMENT terminates and LEASED PREMISES are found to be clean and orderly. CITY may apply the cleaning deposit toward any damage caused by TENANT'S default of this AGREEMENT.

2. SANITATION: TENANT shall clean all food preparation equipment daily. Walls, ceilings, and floors shall be kept free of grease and dirt and shall be cleaned regularly. Windows shall be washed regularly. Counter tops and tables shall be kept clean and dry at all times. TENANT will be responsible to have the hoods cleaned at least every 6 months. TENANT will be responsible for proper cleaning and maintaining any and all grease traps and separator and shall properly dispose of grease products from business operations at LEASED PREMISIS.

   No offensive matter or refuse or substance constituting an unnecessary, unreasonable or unlawful fire hazard, or material detrimental to the public health, shall be permitted or remain on the concession premises and within distance of fifty (50) feet thereof, and TENANT shall prevent any accumulation thereof from occurring. TENANT shall see that the items above are collected as often as necessary, and in no case less than twice a week, and shall pay all charges which may be made for the removal thereof.

   TENANT will provide annual proof of compliance with state and local health and safety requirements, including food handlers permits etc.

3. CONDITION OF OCCUPANCY: Upon occupancy, TENANT accepts, for all purposes, the LEASED PREMISES in their then present physical condition. TENANT shall make all improvements to the LEASED PREMISES necessary to perform its obligations under this lease; provided, that all such improvements shall require CITY'S prior written approval, including permitting and inspections. TENANT shall operate the café concession and golf course concession so as not to interfere with the public use of the LEASED PREMISES, the GRILL, or the Cedar Hills Golf Club generally.

4. TENANT AS INDEPENDENT CONTRACTOR: TENANT shall be an independent contractor, and as such, has no authority, express or implied, to bind CITY to any agreements, settlements, liability, or understanding whatsoever, and agrees not to represent itself as an agent of CITY, except as herein expressly allowed. Persons employed by CITY and acting under the direction of CITY shall not be deemed to be employees or agents of TENANT. TENANT shall abide by all policies of CITY with respect to independent contractors as shall be adopted from time to time.

   Notwithstanding any provision of this AGREEMENT to the contrary, the transactions contemplated under this AGREEMENT shall not be considered a partnership, joint venture, or other similar association between the parties.

5. SUB-LEASES / CONTRACTORS: TENANT will not be allowed to sublease the LEASED PREMISES or delegate to any party any of TENANT'S responsibilities under this AGREEMENT.

6. EQUAL OPPORTUNITY: TENANT agrees to abide by all applicable federal, state, and local laws prohibiting discrimination against employees or customers.

7. INDEMNITY: TENANT agrees to indemnify, save harmless, and release CITY, its officers, agents, volunteers, and employees from and against any and all loss, damages, injury, liability, suits and proceedings arising out of the performance of this AGREEMENT or that are caused in whole or in part by any act of omission TENANT, its officers agents, volunteers, licensees, invitees, customers, or employees, except for claims arising from CITY'S sole negligence.

8. COMPLIANCE WITH LAWS: TENANT shall comply with all federal, state, county and municipal laws, ordinances or regulations that are applicable to the area of operation authorized by this AGREEMENT. Specifically, TENANT and employees with conform to Health Department regulations regarding Food Handler Permits, and with licensing for alcohol (Beer License), together with all other Public Health and Safety requirements.

9. SAFETY: TENANT shall keep the LEASED PREMISES in a clean, safe and orderly condition, and shall immediately notify CITY of any unsafe condition or practice on the LEASED PREMISES. TENANT shall not introduce, use or permit to be used in the LEASED PREMISES any hazardous materials.

10. SEVERALABILITY: The provisions of this AGREEMENT are severable, such that if any provision is invalid, unenforceable, or waived, the remaining provisions shall remain in full force to the extent possible.

11. RENEGOTIATION OR MODIFICATION: This AGREEMENT may only be changed by written amendment, executed by the parties hereto, and attached to the original signed copy of the AGREEMENT.

12. ASSIGNMENT: TENANT shall not assign or otherwise transfer this AGREEMENT or any use, right, duty or interest arising from this AGREEMENT.

13. ENTIRE AGREEMENT: This document, including any attached exhibits, constitutes the entire agreement between CITY and TENANT. All other agreements, promises and representations with respect thereto, other than those contained herein, are expressly revoked.

14. USE OF LEASED PREMESIS FOR CITY PURPOSES: CITY may use the LEASED PREMISIS for CITY'S business meetings at any time after normal business hours. Use of the LEASED PREMISES during business hours must be approved by TENANT. Any food or beverage for these meetings during business hours must be purchased through TENANT unless otherwise agreed upon by TENANT. For after business hour meetings, purchase of food and beverage from TENANT would be preferred, but is not mandatory.

15. SEPARATION OF LEASED PREMESIS: All areas outside the LEASED PREMESIS shall only be occupied by TENANT'S customers with permission of the CITY, including but not limited to the pro shop area, the event center, recreational rooms, conference rooms, the grounds, and the golf course. Pro shop and recreation activities may vary; TENANT may be required to keep bathrooms accessible.

16. TENANT CODE OF CONDUCT: TENANT shall provide CITY with its written Code of Conduct and Ethics Policy that is acceptable to CITY. TENANT shall require all officers, agents, and employees to receive and agree to abide by this policy. Failure of TENANT to enforce its Code of Conduct and Ethics Policy may be considered a breach of this AGREEMENT and may result in TENANT being subject to termination for cause.

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EXHIBIT B to Concession Agreement

Equipment List

Manufacturer	Item
Saturn	Grill
Master Built	Walk in Fridge
Saturn	Undercounter Freezer
Continental	Undercounter Fridge
Saturn	Freezer
Dean	(2) Fryers
Hoshizaki	Counter Ice Machine
Saturn	Sandwich Refrigerator
Bloomfield	Coffee Maker
Amana	Microwave
Ansul System	Hood and Vent
9 Tables	Inside
36 Chairs	Inside
Radiant Systems	Cash Register
Prodigy	Backup Ice Machine
Equipex	Salamander

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EXHIBIT C to Concession Agreement

Grill Lease Area

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CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	2/17/2015

City Council
Agenda Item

SUBJECT:	Review/Recommendation on the preliminary plans for the "Lakeview Trails" Subdivision
APPLICANT PRESENTATION:	Mike Geddes, Dan Wilson
STAFF PRESENTATION:	David Bunker, City Manager

BACKGROUND AND FINDINGS:

The "Lakeview Trails" has received a preliminary recommendation from the Planning Commission. The Subdivision is located within the H-1 Zone, but qualifies as a Planned Residential Development (see code 10-6B). The motion for recommendation in the Planning Commission was made on the following conditions:

-Show the conveyance of water rights by final submission
-Lots 21 & 22 need to be shown outside of the power line easement
-Hunters Ct. needs a sidewalk/curb/gutter, show these improvements along Canyon Road as well
-Public utilities need to be shown to the extension of the project to allow for future development
-Geotech review by outside group to verify findings

Staff has reviewed the most current submission and met with the developers to correct engineering and zoning issues.

PREVIOUS LEGISLATIVE ACTION:

n/a

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

Preliminary plans for Lakeview Trails, Geotech Report, Storm water report

RECOMMENDATION:

Staff recommends that Council review the submission packet for Lakeview Trails, as well as the Geotech and storm water reports, as well as familiarize themselves with the PRD code found in 10-6B and make any recommendations to the project.

Additionally, any motion should be subject to final engineering & zoning, conveyance of water rights, verification of the Metro water easement, and completion of a review of the Geotech report.

MOTION:

To approve/not approve the preliminary plans for the Lakeview Trails Subdivision.

LAKEVIEW TRAILS

RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHWEST ¼ OF SECTION 5,
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE
MERIDIAN, CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

BASIS OF SURVEY

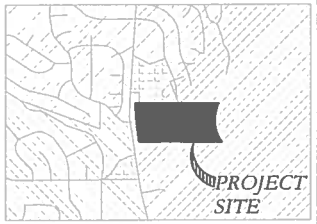
THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
INTERNATIONAL FOOT, UTAH CENTRAL ZONE, NAD 83, NW CORNER OF SECTION 5, TOWNSHIP 5 S, RANGE 2 E SALT LAKE MERIDIAN, CITY OF CEDAR HILLS, UTAH COUNTY, UTAH WITH GROUND COORDINATE VALUES OF N: 7322190.107 E: 1568581.736 ELEV: 5121.91 AND GROUND DISTANCES BEING RUN THEREFROM.
BASIS OF BEARING BEING N00°22'22"E BETWEEN THE FOUND MONUMENTS AT THE WEST ¼ CORNER AND THE NW CORNER OF SECTION 5.

GEOTECHNICAL STUDY

THE PROJECT GEOTECHNICAL STUDY WAS COMPLETED BY EARTHTEC ENGINEERING, PROJECT NO. 141129, DATED DECEMBER 8, 2014.

FLOOD ZONE

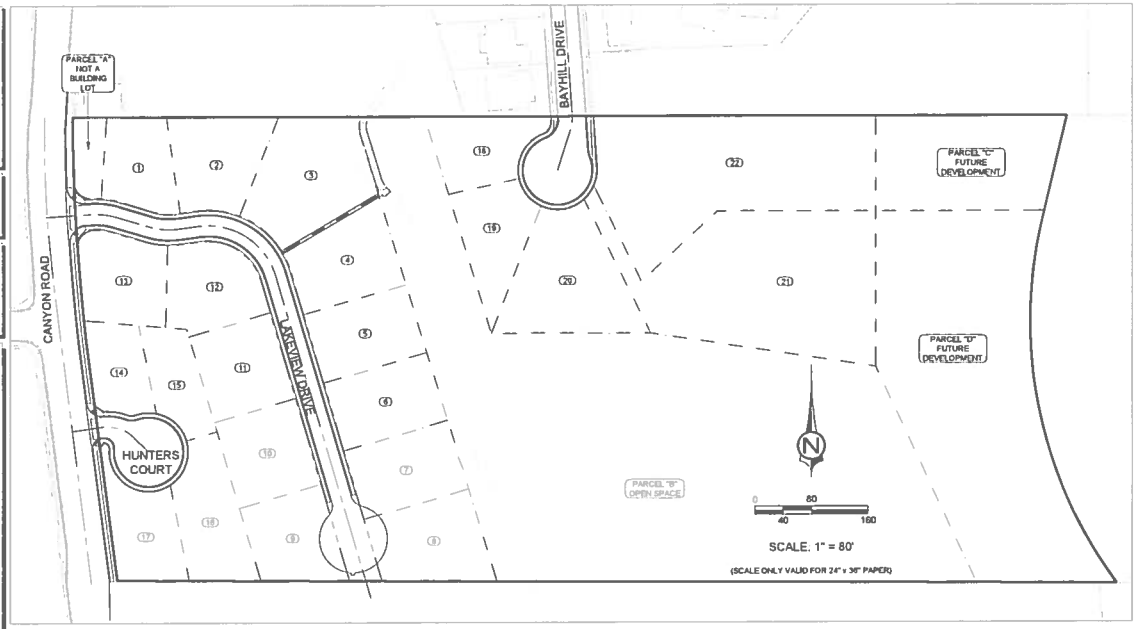
THIS PROJECT IS ENTIRELY WITHIN FLOOD ZONE X AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP FOR UTAH COUNTY, UTAH (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 49511701 10 B, AS REVISED JULY 17, 2002. FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"



ZONING MAP
N.T.S.

LEGEND

- H-1 HILLSIDE ZONE
- R-1-11000 RESIDENTIAL
- PR 2.2
- PUBLIC FACILITIES



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET	#	TITLE
CV1	1	COVER SHEET
SP1	2	SITE PLAN
GR1	3	GRADING PLAN
GR2	4	GRADING DETAIL
EC1	5	EROSION CONTROL PLAN
UT1	6	UTILITY PLAN
PP1	7	LAKEVIEW DRIVE PLAN AND PROFILE
PP2	8	CANYON ROAD TBC PLAN AND PROFILE
PP3	9	PLAN & PROFILE - HUNTERS COURT & BAYHILL DRIVE
PR1	10	SANITARY SEWER PROFILES
LP1	11	LANDSCAPE PLAN
DT1	12	CROSS SECTIONS
DT2	13	STORM WATER RETENTION SUMP DETAILS
DT3	14	SITE CROSS SECTION
DT4	15	CEDAR HILLS STANDARD DRAWINGS
DT5	16	CEDAR HILLS STANDARD DRAWINGS
DT6	17	CEDAR HILLS STANDARD DRAWINGS
DT7	18	EROSION CONTROL DETAILS

OWNER

MJG HOLDINGS LLC
9644 WINCHESTER DR.
PLEASANT GROVE, UTAH 84062
(801) 636-2074

ENGINEER

CIVIL SCIENCE
INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

FEBRUARY 10, 2015

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

CIVIL SCIENCE
INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

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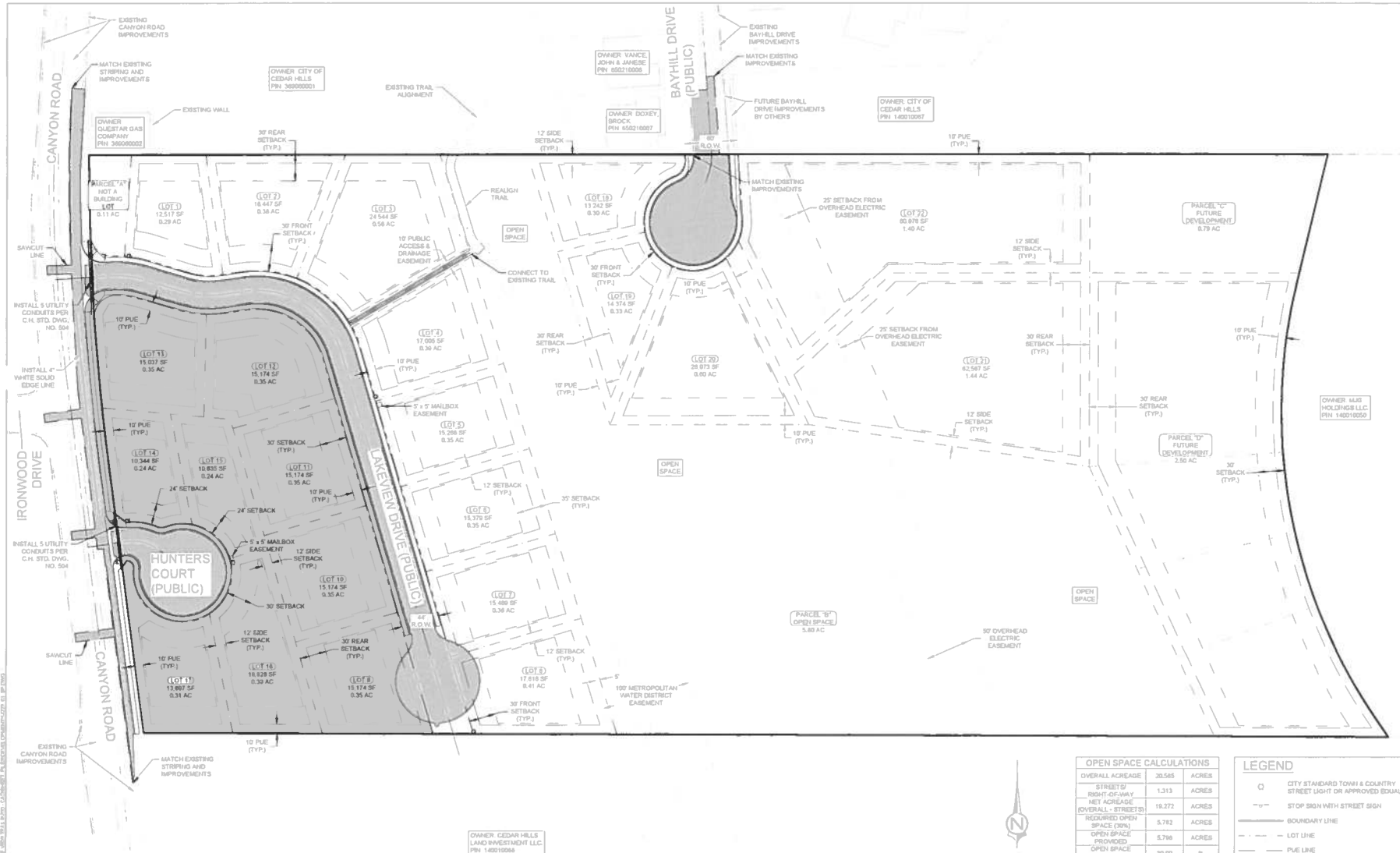
COVER SHEET

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJECT # 14-223
DRAWN BY KDK
DESIGN BY JJ
CHECKED BY AA
SCALE OF SHEET
HORIZ SCALE N/A
VERT SCALE N/A

SHEET CV1



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0 40 80

SCALE: 1" = 50'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

OPEN SPACE CALCULATIONS

OVERALL ACREAGE	20.585	ACRES
STREETS/ RIGHT-OF-WAY	1.313	ACRES
NET ACREAGE (OVERALL - STREETS)	19.272	ACRES
REQUIRED OPEN SPACE (30%)	5.782	ACRES
OPEN SPACE PROVIDED	5.798	ACRES
OPEN SPACE PROVIDED (%)	30.09	%

LEGEND

- CITY STANDARD TOWN & COUNTRY STREET LIGHT OR APPROVED EQUAL
- STOP SIGN WITH STREET SIGN
- BOUNDARY LINE
- LOT LINE
- PUE LINE
- SETBACK LINE
- PROPOSED ASPHALT PAVEMENT

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

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NO.	DESCRIPTION	DATE	BY

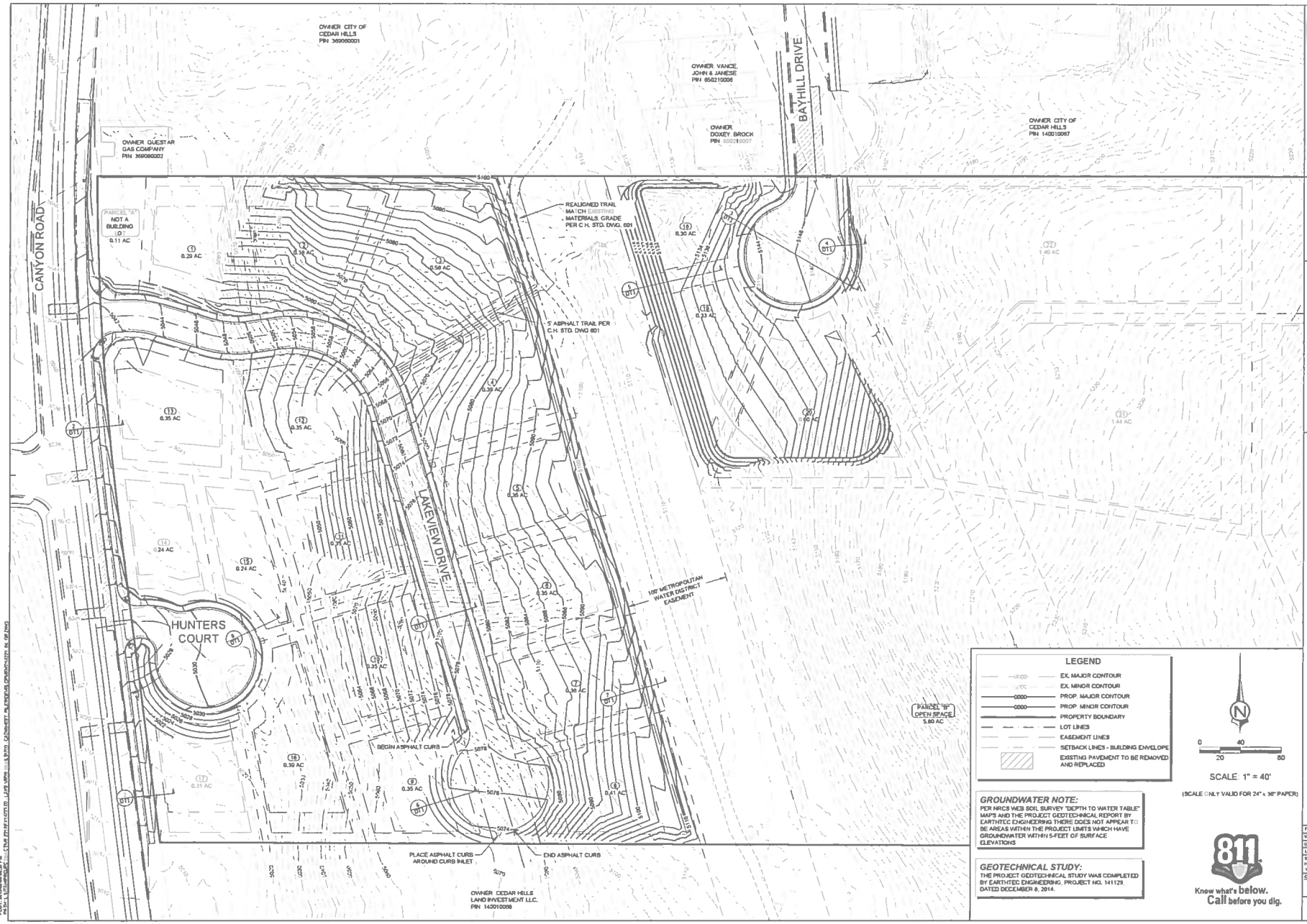
SITE PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ # P-14.23
DRAWN BY SJH
DESIGNED BY JJ
CHECKED BY AR
SCALE (ARCH D) 1" = 50'
SCALE (ARCH E) 1" = 100'

SHEET SP1

2 OF 18



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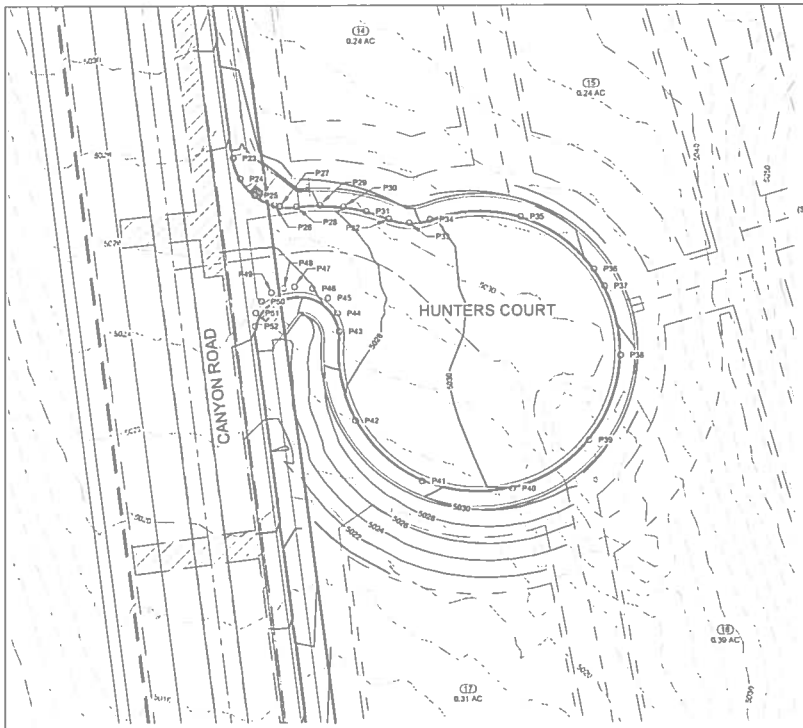
NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY PLAT SUBMITTAL	KDC	12/15/14
2	PRELIMINARY PLAT SUBMITTAL	KDC	12/29/14
3	PRELIMINARY PLAT SUBMITTAL	KDC	1/21/15

GRADING PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJECT # 14223
DRAWN BY KDC
DESIGNED BY JJ
CHECKED BY AE
SCALE OF SHEET HOR. SCALE 1" = 40' VER. SCALE N/A
SHEET GR1
3 OF 18



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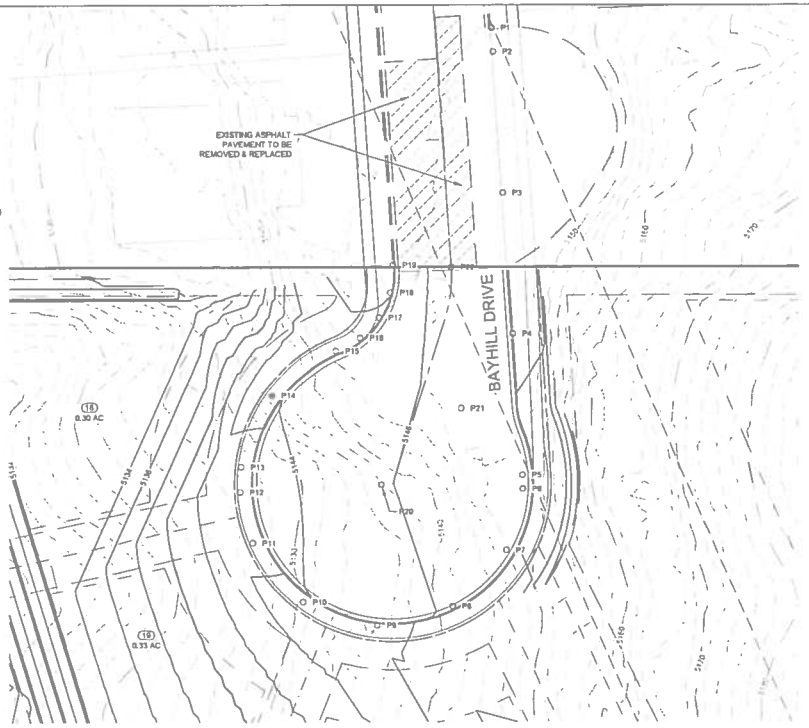
(SCALE ONLY VALID FOR 24" x 36" PAPER)



Point Table				
Point #	Northing	Easting	Elevation	Description
P23	7320474.4684	1570154.1121	5028.101	TBC-PT
P24	7320467.0863	1570156.0085	5027.878	3/4 DELTA
P25	7320461.2176	1570161.7326	5027.415	1/2 DELTA
P26	7320457.7533	1570168.7123	5027.321	1/4 DELTA
P27	7320457.3355	1570170.6173	5027.326	TBC-LP
P28	7320457.2182	1570178.4862	5027.392	TBC-PRC
P29	7320457.7381	1570184.7932	5027.611	3/4 DELTA
P30	7320457.1747	1570193.0973	5027.972	1/2 DELTA
P31	7320455.5363	1570201.2580	5028.405	1/4 DELTA
P32	7320452.6567	1570209.1374	5028.838	TBC-PRC
P33	7320451.3348	1570218.4177	5029.279	1/2 DELTA

Point Table				
Point #	Northing	Easting	Elevation	Description
P34	7320452.5784	1570223.7507	5029.721	TBC-PRC
P35	7320453.5127	1570258.7459	5031.196	7/8 DELTA
P36	7320434.8507	1570281.7515	5031.980	3/4 DELTA
P37	7320428.6122	1570285.4868	5032.030	TBC-HP
P38	7320404.2405	1570291.1099	5031.990	5/8 DELTA
P39	7320374.2269	1570279.9858	5031.392	1/2 DELTA
P40	7320357.1103	1570252.9378	5030.719	3/8 DELTA
P41	7320359.8055	1570221.0512	5030.044	1/4 DELTA
P42	7320381.4689	1570197.3930	5029.389	1/8 DELTA
P43	7320412.8582	1570191.0612	5027.788	TBC-PRC
P44	7320419.3777	1570191.1046	5027.359	3/4 DELTA

Point Table				
Point #	Northing	Easting	Elevation	Description
P45	7320424.8681	1570187.7320	5026.928	1/2 DELTA
P46	7320428.2682	1570182.2573	5026.496	1/4 DELTA
P47	7320428.8523	1570175.8404	5026.066	TBC-PC
P48	7320428.3209	1570172.1000	5025.848	TBC-PT
P49	7320426.7879	1570167.7112	5025.533	3/4 DELTA
P50	7320423.7019	1570164.2344	5025.219	1/2 DELTA
P51	7320419.5280	1570162.1914	5024.906	1/4 DELTA
P52	7320414.8871	1570161.8888	5024.590	TBC-PC

Point Table				
Point #	Northing	Easting	Elevation	Description
P1	7320964.5741	1570853.9146	0.000	MTCH EX
P9	7320752.9845	1570813.6999	5145.907	3/8 DELTA
P2	7320958.0801	1570854.5100	5146.712	TBC
P3	7320906.2220	1570858.0143	5146.980	TBC
P4	7320856.3450	1570861.5186	5147.631	TBC
P5	7320806.4679	1570865.0228	5148.343	PC
P6	7320801.4272	1570865.1222	5148.354	TBC-HP
P7	7320779.5879	1570859.3450	5148.125	1/8 DELTA
P8	7320758.7652	1570840.3231	5147.242	1/4 DELTA
P10	7320761.2930	1570787.5133	5145.000	1/2 DELTA
P11	7320782.1822	1570799.0891	5144.004	5/8 DELTA

Point Table				
Point #	Northing	Easting	Elevation	Description
P12	7320800.2865	1570785.2175	5143.519	TBC-LP
P13	7320808.3454	1570785.5547	5143.458	3/4 DELTA
P14	7320834.5820	1570778.4124	5144.111	7/8 DELTA
P15	7320850.2727	1570796.9839	5145.300	PRC
P16	7320854.9048	1570807.5788	5145.626	1/4 DELTA
P17	7320862.0915	1570814.2459	5145.883	1/2 DELTA
P18	7320878.9827	1570818.2563	5146.003	3/4 DELTA
P19	7320880.7197	1570819.1839	0.000	MTCH EX
P20	7320802.9636	1570815.1458	5145.626	BULB CNTR
P21	7320830.0047	1570843.3199	5146.472	CNTR LINE
P22	7320860.0186	1570839.8060	5146.221	CNTR LINE

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1140 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

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NO.	DESCRIPTION	BY	DATE

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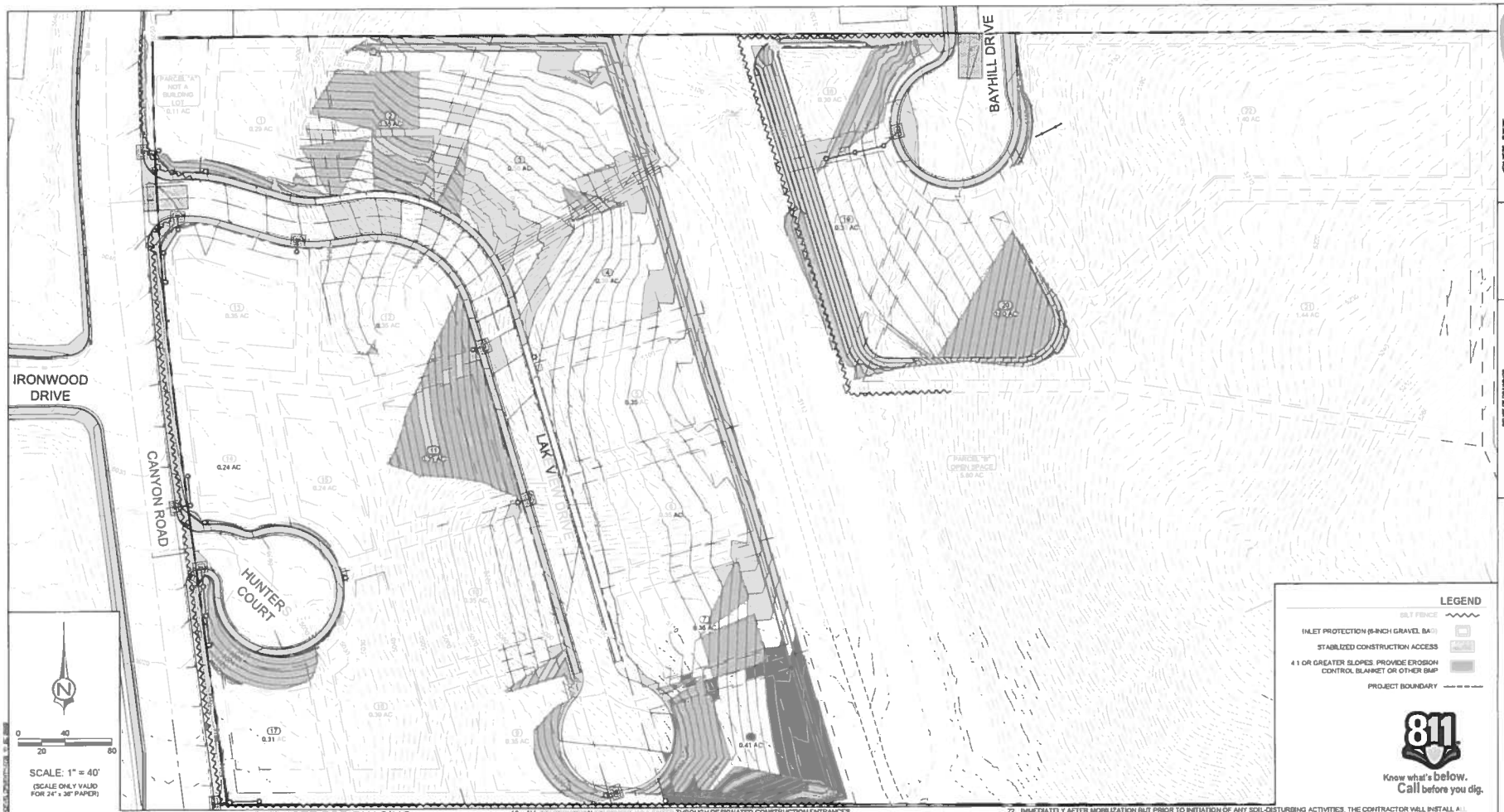
GRADING DETAIL

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ. # Fa. 14223
DRAWN BY KDN
DESIGNED BY JJ
CHECKED BY AS
SCALE OF SHEET
HOR SCALE 1" = 20'
VERT SCALE N/A
SHEET GR2

4 OF 18

PLOT: 2015-08-05 07:59
FILE: L:\PROJECTS\14223 - LAKEVIEW TRAILS RESIDENTIAL SUBDIVISION\CAD\GR\14223 - GR - GRADING DETAIL.DWG



GENERAL STORM WATER MANAGEMENT NOTE FOR PHASING

1. THE CONTRACTOR SHALL DETERMINE THE NECESSITY OF EACH ELEMENT SHOWN ON THIS SHEET AND APPLY AS NECESSARY.

STORM WATER MANAGEMENT EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR TO FOLLOW ALL REGULATIONS OF THE CITY OF CEDAR HILLS DEVELOPMENT POLICIES, STANDARD SPECIFICATIONS AND DRAWINGS.
2. A COPY OF THE CURRENT PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH MODIFICATION AND APPROVAL OF THE PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL INSTALL A CENTRAL CONCRETE WASHOUT AREA (CWA) PER DETAIL 1 ON SHEET DT7, AND PROVIDE A SIGN TO IDENTIFY THE CONCRETE WASHOUT AREA. CONTRACTOR SHALL CONSTRUCT A PIT TO PREVENT WASHOUT WATER FROM FLOWING TO THE STORM DRAIN COLLECTION SYSTEM.
4. INSTALL 6-INCH GRAVEL BAGS, PER DETAILS 3 AND 4 ON SHEET DT7, AROUND ALL EXISTING AND NEW STORM DRAIN DROP INLETS AND CURB INLETS WITHIN THE PROJECT CONSTRUCTION LIMITS AND ANY ADJACENT DEVELOPMENTS DOWNSTREAM OF THE PROJECT.
5. INSTALL EROSION CONTROL SILT FENCING, PER DETAIL 2 ON SHEET DT7, IN ALL ERODABLE AREAS, AND AT THE TOE OF FILL AREAS WHERE SOIL AND SEDIMENT MAY LEAVE THE CONSTRUCTION SITE.
6. INSTALL EROSION CONTROL BLANKET, PER DETAIL 6 ON SHEET DT7, WITHIN THE DRAINAGE CHANNELS, DITCHES AND AREAS WITH SLOPES 4:1 AND GREATER.
7. INSTALL STABILIZED CONSTRUCTION ACCESS, PER DETAIL 5 ON SHEET DT7, AT LOCATIONS SHOWN. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP. REPAIR ACCESS AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
8. INSPECT ALL EROSION CONTROL ELEMENTS WEEKLY OR AFTER ALL STORM EVENTS OF ½" OF RAIN OR GREATER AND DOCUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF NOTICE OF INTENT.
9. SOIL OR CONSTRUCTION MATERIALS MAY NOT BE PLACED IN THE STREETS, OTHER THAN BMP.
10. CONTRACTOR MAY ADJUST THE LOCATION OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, CONSTRUCTION MATERIALS AND STORAGE AREAS, AND WASTE DISPOSAL AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTED ON THE EROSION CONTROL PLAN.
11. SOIL BRIDGES OVER CURB AND GUTTER MAY NOT BE CONSTRUCTED.
12. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THROUGH DESIGNATED CONSTRUCTION ENTRANCES.
13. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS DUE TO TRAFFIC ON THE SITE. STREETS SHALL BE SWEPT DAILY, OR AS DIRECTED BY THE CITY, WHEN MUD IS TRACKED ONTO THE STREET FROM THE CONSTRUCTION SITE.
14. VEHICLES TO PARK ALONG THE STREET AND NOT ON THE SITE TO REDUCE TRACKING OF MUD FROM SITE ONTO CITY STREETS.
15. THE CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
16. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL FACILITIES.
17. ALL STORM DRAIN INLET FACILITIES ON THE SITE AND ADJACENT TO THE SITE SHALL BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON NEWLY CONSTRUCTED INLETS BECOMING FUNCTIONAL.
18. ALL WASH WATER (FROM CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
19. BLOWING DUST IS TO BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT FENCE AND/OR SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
20. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION, AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED, EXCEPT AS PROVIDED BELOW. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
    A. WHERE DEEP SNOW OR FROZEN GROUND CONDITIONS PRECLUDE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
    B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING WILL RESUME WITHIN 21 WORKING DAYS, TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIATED ON THAT PORTION OF THE SITE.
21. THE RECOMMENDED SEQUENCE FOR THE INSTALLATION AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES IS AS FOLLOWS: PERIMETER CONTROL MEASURES (SILT BARRIERS AND FENCING) INSTALLED AT DESIGNATED AREAS, CLEARING OF STREET DURING CONSTRUCTION, SITE GRADING (INCLUDING TEMPORARY SLOPE STABILIZATION) AS NEEDED, INSTALLATION OF UTILITIES, CONCRETE CURB AND SIDEWALKS, PAVING, FINAL GRADING, INSTALLATION OF SOD OR VEGETATIVE MATERIALS, REMOVAL OF TEMPORARY PRACTICES AND PERIMETER CONTROLS, AND SITE CLEANUP.
22. IMMEDIATELY AFTER MOBILIZATION BUT PRIOR TO INITIATION OF ANY SOIL-DISTURBING ACTIVITIES, THE CONTRACTOR WILL INSTALL ALL SPECIFIED PERIMETER CONTROLS ON THE SITE. THESE PRACTICES HAVE BEEN DESIGNED TO TRAP SEDIMENT PRODUCED DURING SOIL-DISTURBING ACTIVITIES, AND TO PREVENT OFF-SITE DAMAGE. IT IS RECOGNIZED THAT SOME SITE PREPARATION MAY BE REQUIRED TO PROPERLY INSTALL THESE PRACTICES. WHERE PERIMETER CONTROLS ARE NOT SPECIFIED, A TEMPORARY FENCE SHALL BE INSTALLED TO KEEP OPERATIONS INSIDE THE PROJECT AND PHASING BOUNDARIES.
23. IF, DURING THE COURSE OF CONSTRUCTION, ANY AREA OF SOIL (INCLUDING STOCKPILES) REMAINS EXPOSED FOR MORE THAN FOURTEEN CALENDAR DAYS WITHOUT SUITABLE EROSION CONTROL, THEN TEMPORARY STABILIZATION MEASURES SHOULD BE INSTALLED UNLESS SOIL-DISTURBING ACTIVITIES ARE PLANNED ON SUCH AREAS WITHIN AN ADDITIONAL SEVEN CALENDAR DAYS. SUITABLE TEMPORARY STABILIZATION MEASURES ARE PERIMETER CONTROLS AND SILT BARRIERS (SUCH AS ROCK BAGS, SAND BAGS, AND SILT FENCING) ALONG ALL SIDE-SLOPE AND DOWN-SLOPE BORDERS OF THE DISTURBED AREA. NOTE THAT PERIMETER CONTROLS ALONE MAY NOT BE SUCCESSFUL, MOVEMENT OF LARGE AMOUNTS OF SEDIMENT PRODUCED BY HEAVY RAIN ON EXPOSED SOIL COULD OVERWHELM SUCH MEASURES.
24. AT THE CONTRACTOR'S DISCRETION, ADDITIONAL TEMPORARY EROSION CONTROL PRACTICES (SUCH AS GRAVEL BAGS, SAND BAG BARRIERS, AND SILT FENCES) MAY BE INSTALLED ALONG ANY DOWN-SLOPE OF SIDE-SLOPE PERIMETER OF A SOIL-DISTURBED AREA TO PREVENT SEDIMENT MOVEMENT. ANCHORED EROSION CONTROL MATTING, MULCHES, OR OTHER ACCEPTABLE METHODS MAY ALSO BE INSTALLED TO STABILIZE ANY UNPROTECTED SLOPES DURING CONSTRUCTION, AND HOLD THEM TO THE APPROPRIATE GRADE, AS SITE CONDITIONS WARRANT. THE CONTRACTOR MAY ALSO CHOOSE TO MODIFY THE TYPE OR ARRANGEMENT OF SPECIFIED PRACTICES TO IMPROVE THEIR EFFECTIVENESS.
25. THE CONTRACTOR WILL INSPECT ALL SPECIFIED PRACTICES AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS, AND AFTER ALL RAINFALL EVENTS TO INSURE THAT EACH SPECIFIED PRACTICE REMAINS INTACT. ANY DAMAGE NOTED DURING SUCH INSPECTIONS SHALL BE REPAIRED PROMPTLY TO RESTORE THE PRACTICE TO ORIGINAL SPECIFICATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES AS SPECIFIED IN THE PLANS, INCLUDING PERIODIC REGRADING, AND FINAL GRADING AFTER REMOVAL OF ALL SUCH PRACTICES.
26. DURING THE SITE CLEANUP PRIOR TO THE POSSESSION DATE, EACH TEMPORARY PRACTICE WILL BE COMPLETELY REMOVED AND THE AREA FINISHED TO THE APPROPRIATE POST-PROJECT CONDITION. THIS INVOLVES FINAL GRADING, AND INSTALLATION OF SOD OR GRASS SEED ON ALL BARE SOIL AREAS. A MINIMUM VEGETATION DENSITY OF SEVENTY PERCENT, OR AN EQUIVALENT SEDIMENT STABILIZATION MEASURE (GEOTEXTILES, MULCHES, OR GABIONS), IS REQUIRED UNTIL VEGETATION IS ESTABLISHED.

LEGEND

- SILT FENCE
- INLET PROTECTION (6-INCH GRAVEL BAG)
- STABILIZED CONSTRUCTION ACCESS
- 4:1 OR GREATER SLOPES. PROVIDE EROSION CONTROL BLANKET OR OTHER BMP
- PROJECT BOUNDARY

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NO.	DESCRIPTION	DATE	BY
		04/13/24	

EROSION CONTROL PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ. # 14223
DRAWN BY KDK
QC'D BY JJ
CHECKED BY AR
SCALE OF GRID 1" = 40'
HOR. SCALE 1" = 40'
VERT. SCALE N/A

SHEET EC1

5 OF 18

PLOT: 2024-04-05 05:54 PM
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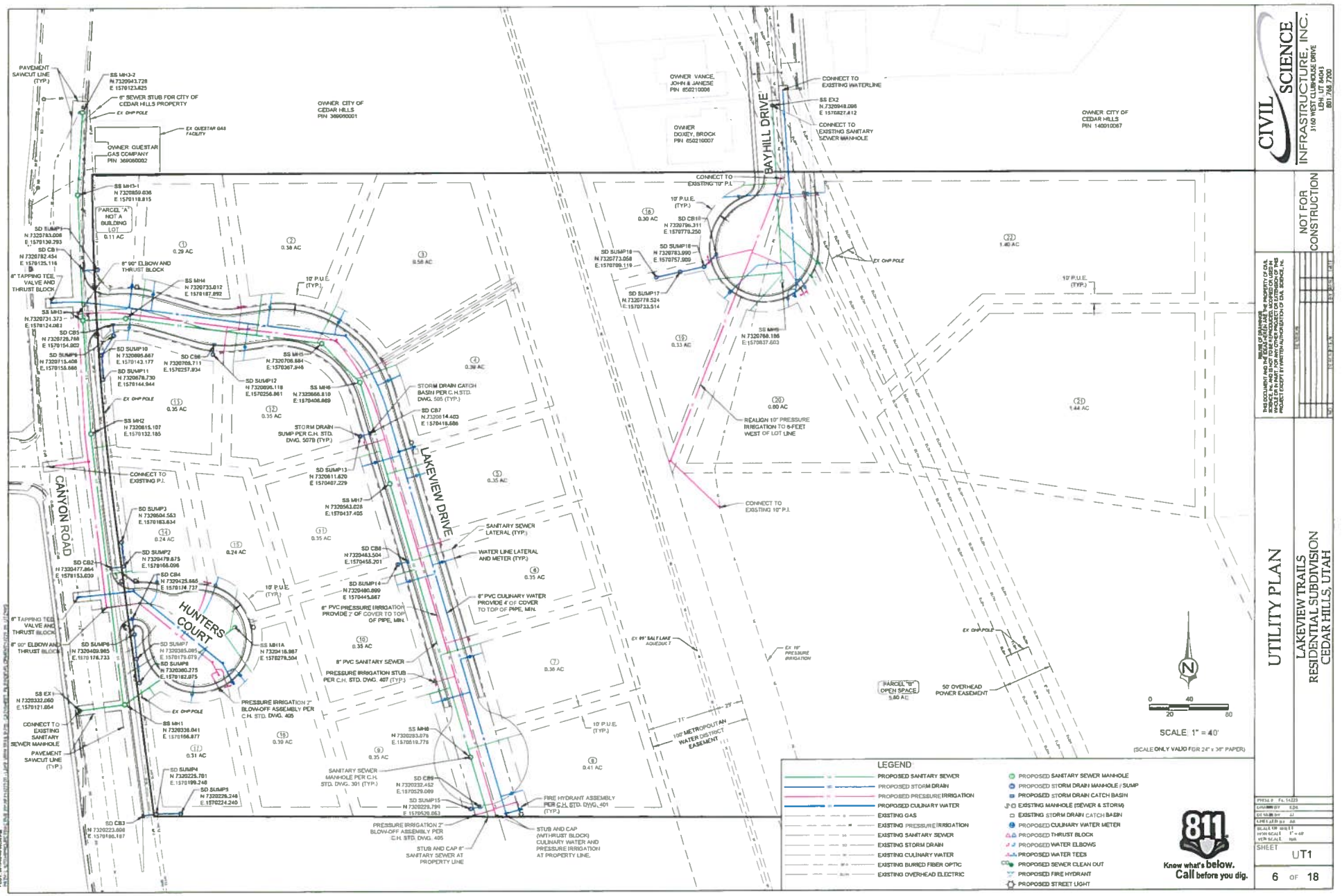

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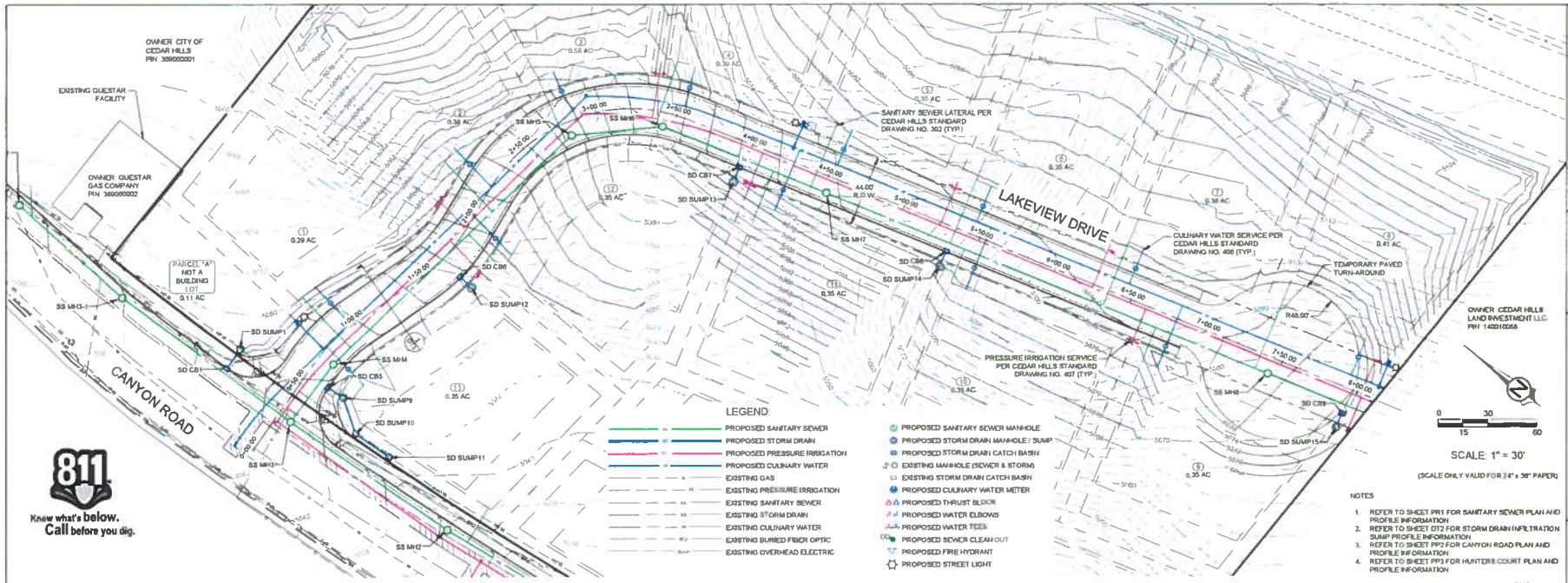
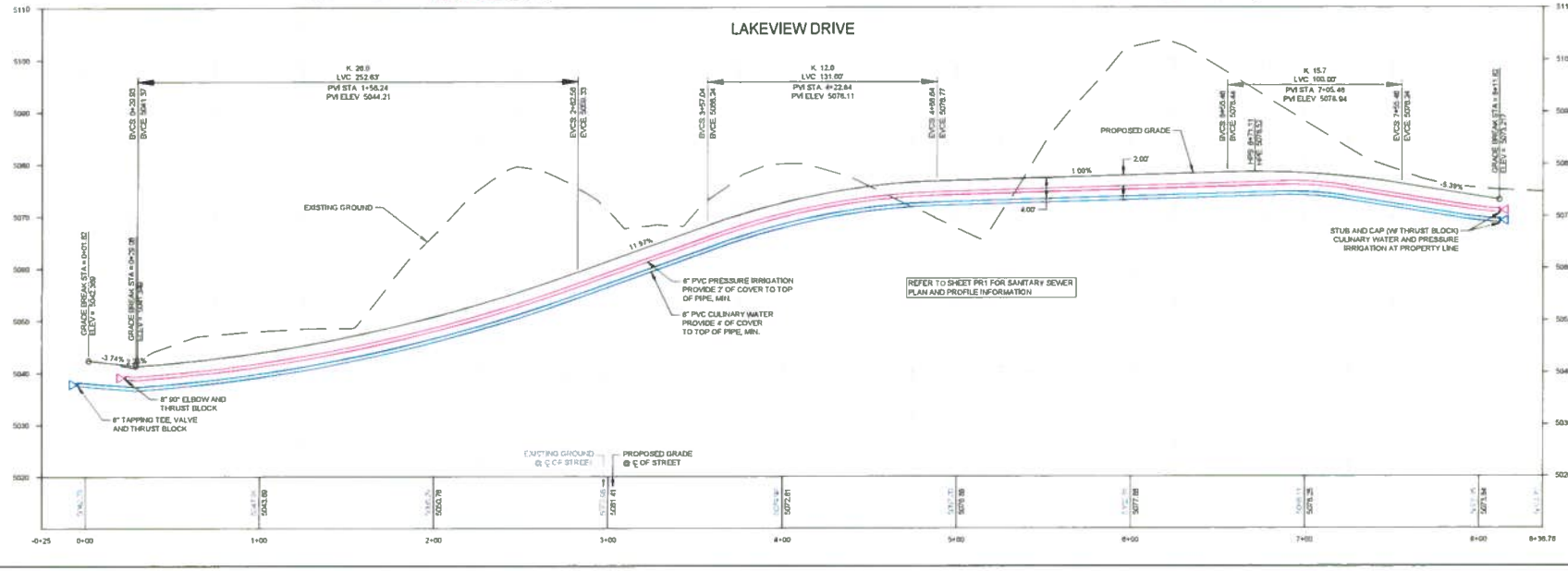
UTILITY PLAN

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET UT1

6 OF 18





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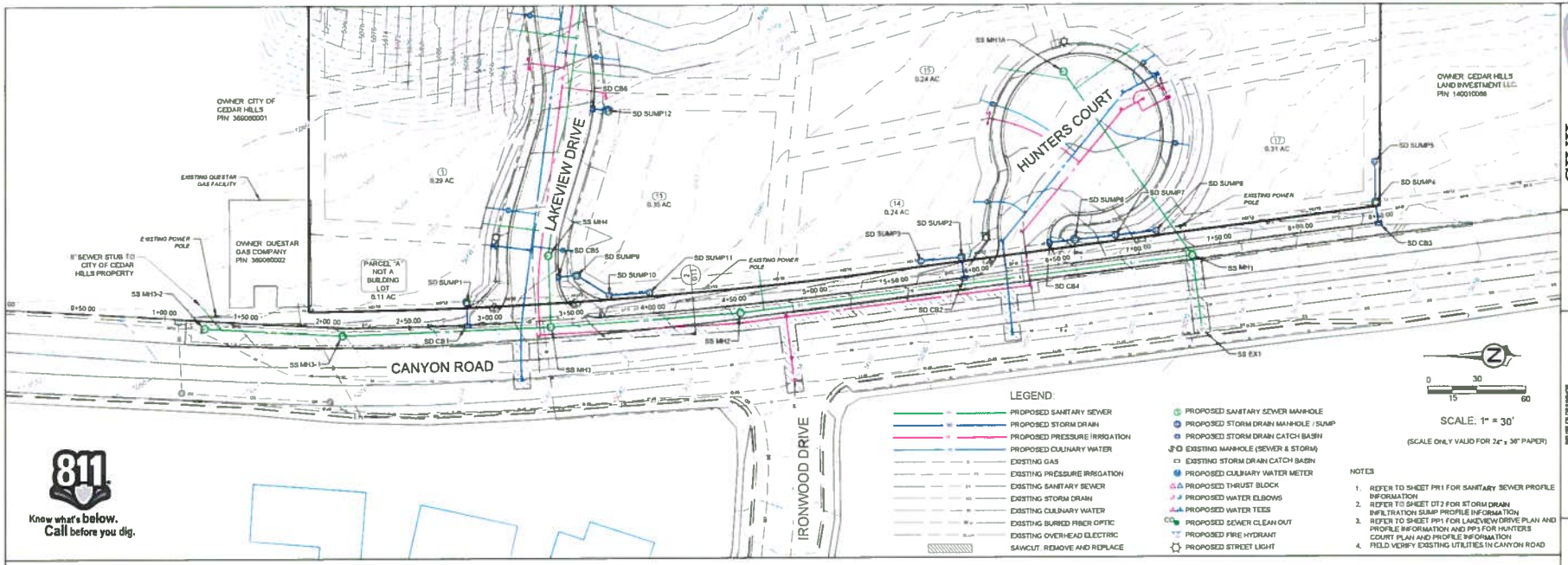
LAKEVIEW DRIVE PLAN AND PROFILE

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

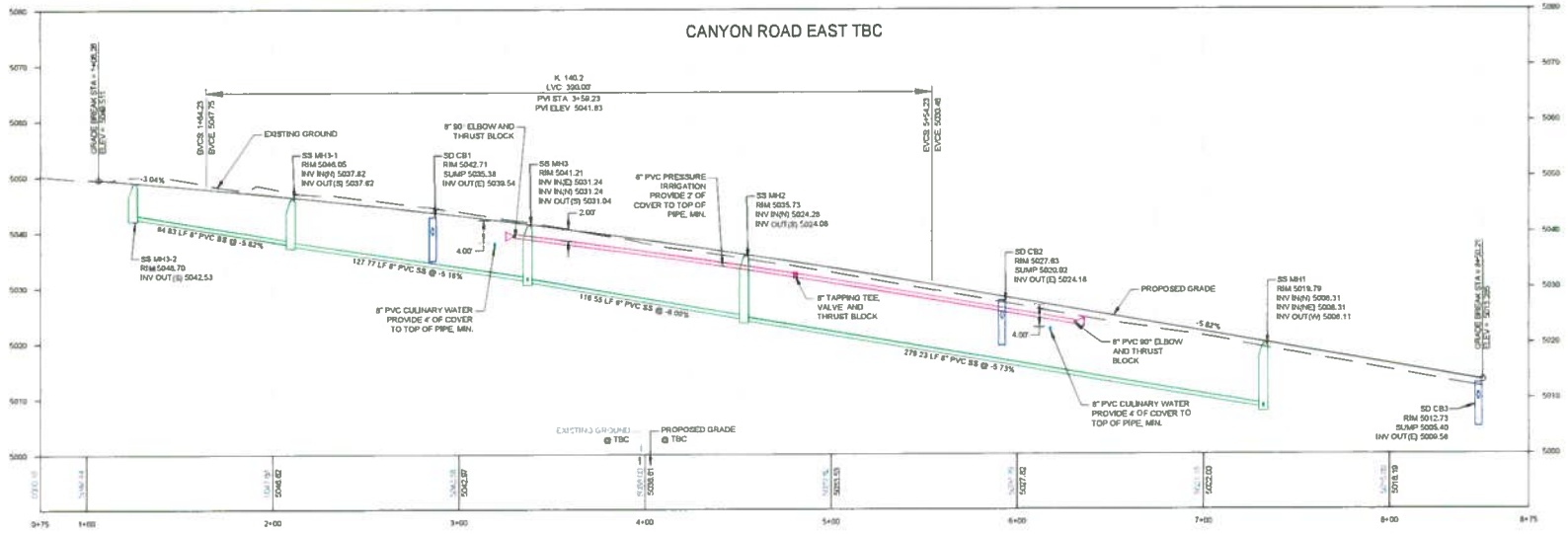
SHEET PP1

7 OF 18



NOTES

1. REFER TO SHEET PR1 FOR SANITARY SEWER PROFILE INFORMATION
2. REFER TO SHEET DT2 FOR STORM DRAIN INFILTRATION SUMP PROFILE INFORMATION
3. REFER TO SHEET PP1 FOR LAKEVIEW DRIVE PLAN AND PROFILE INFORMATION AND PP3 FOR HUNTERS COURT PLAN AND PROFILE INFORMATION
4. FIELD VERIFY EXISTING UTILITIES IN CANYON ROAD



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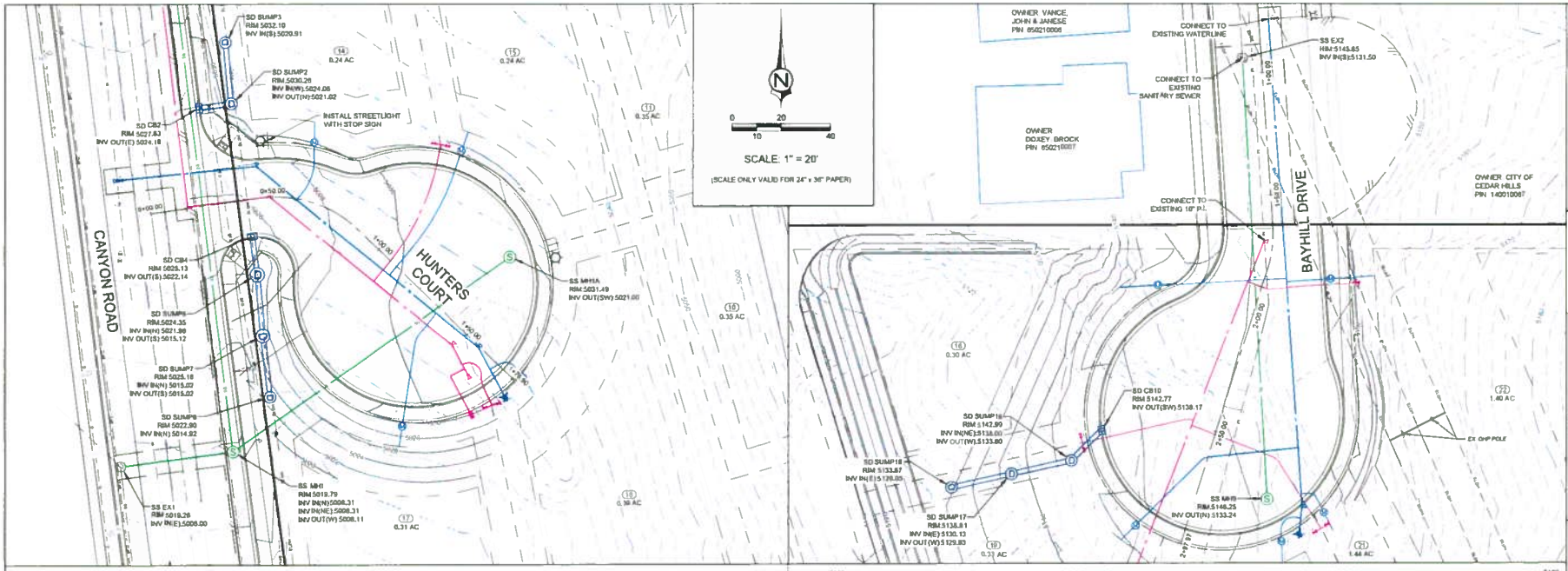
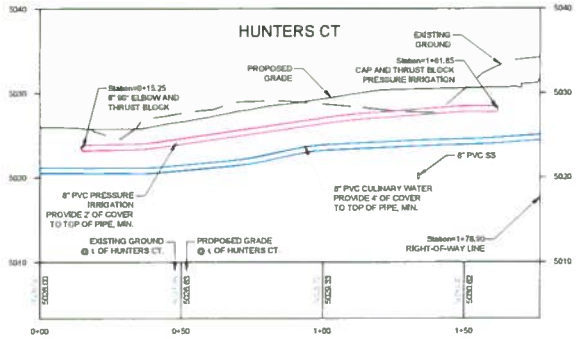
CANYON ROAD TBC PLAN AND PROFILE

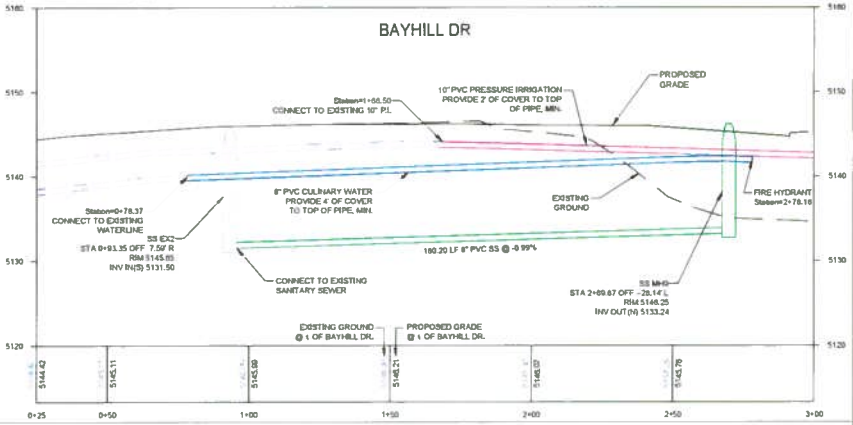
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET PP2

8 OF 18







LEGEND:

- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED PRESSURE IRRIGATION
- PROPOSED CULINARY WATER
- EXISTING GAS
- EXISTING PRESSURE IRRIGATION
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING CULINARY WATER
- EXISTING BURIED FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE / SUMP
- PROPOSED STORM DRAIN CATCH BASIN
- EXISTING SAN. SEWER MANHOLE
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED CULINARY WATER METER
- PROPOSED THRUST BLOCK
- PROPOSED WATER ELBOWS
- PROPOSED WATER TEES
- PROPOSED SEWER CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT

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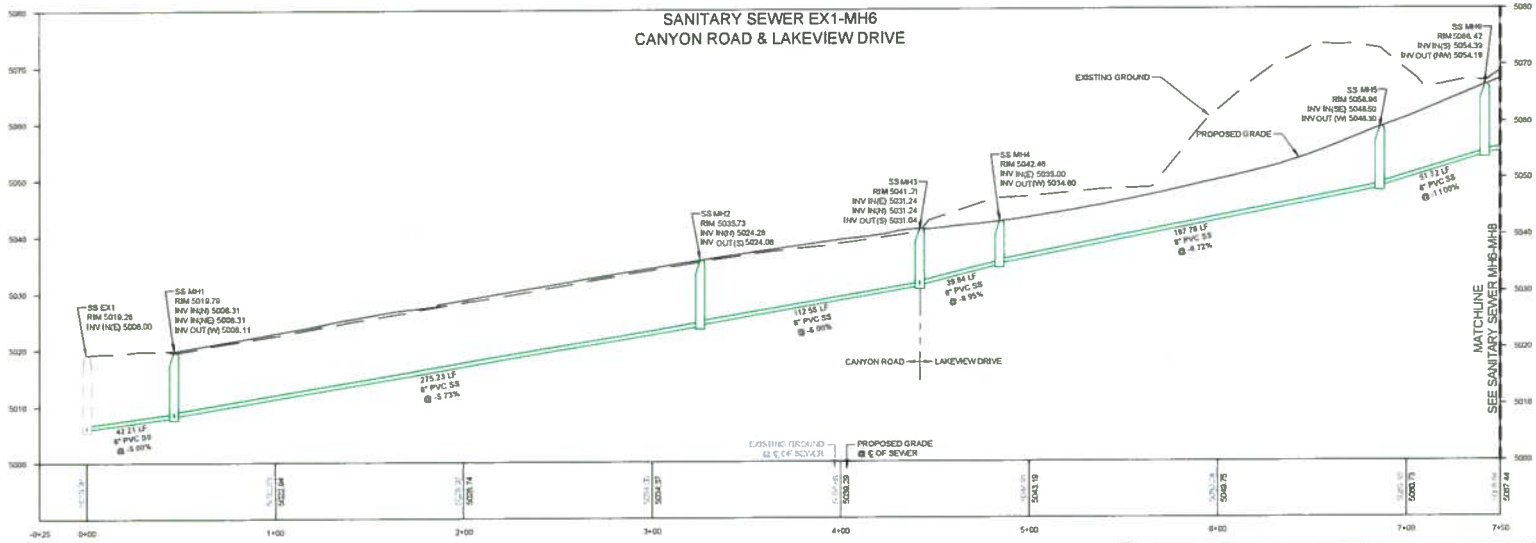
PLAN & PROFILE - HUNTERS COURT & BAYHILL DRIVE

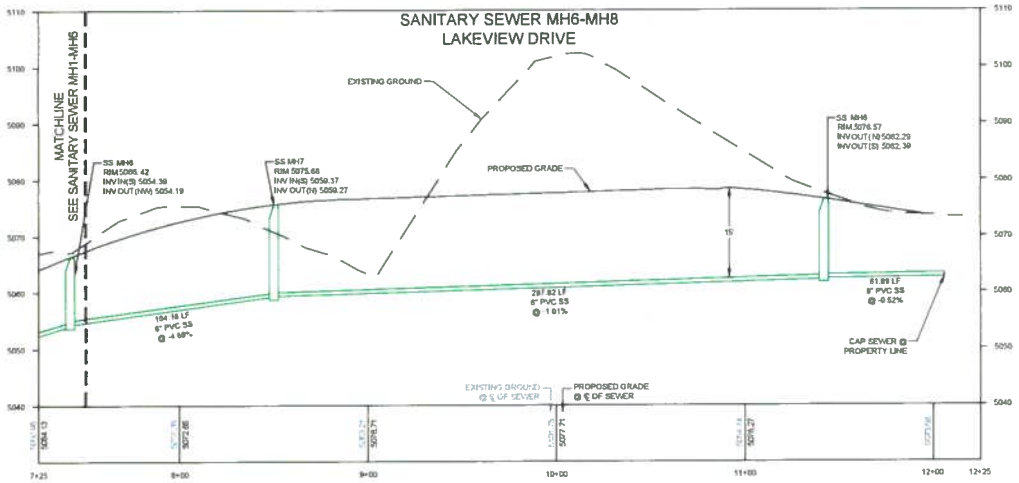
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

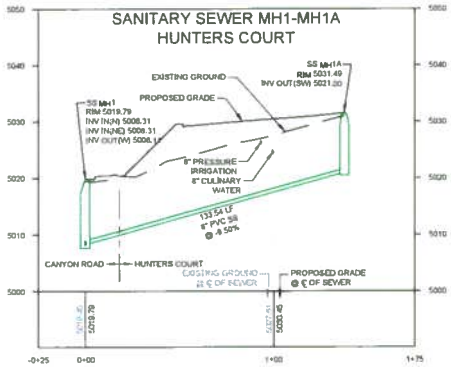
PROJ. # 14123
DESIGNED BY SG
DRAWN BY AS
CHKD. BY AS
SCALE OF SHEET
HOR. SCALE 1" = 20'
VER. SCALE N/A

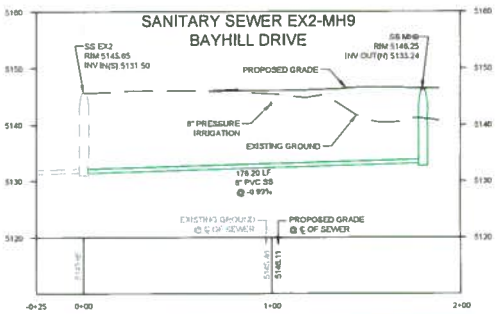
SHEET PP3

9 OF 18









SCALE 1" = 30'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

NOTES

1. SLOPES AND LENGTHS OF SANITARY SEWER LINES ARE DESIGNED INSIDE EDGE TO INSIDE EDGE.
2. SEE UT1 FOR HORIZONTAL LOCATIONS

Know what's below. Call before you dig.

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801.768.7200

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SANITARY SEWER PROFILES

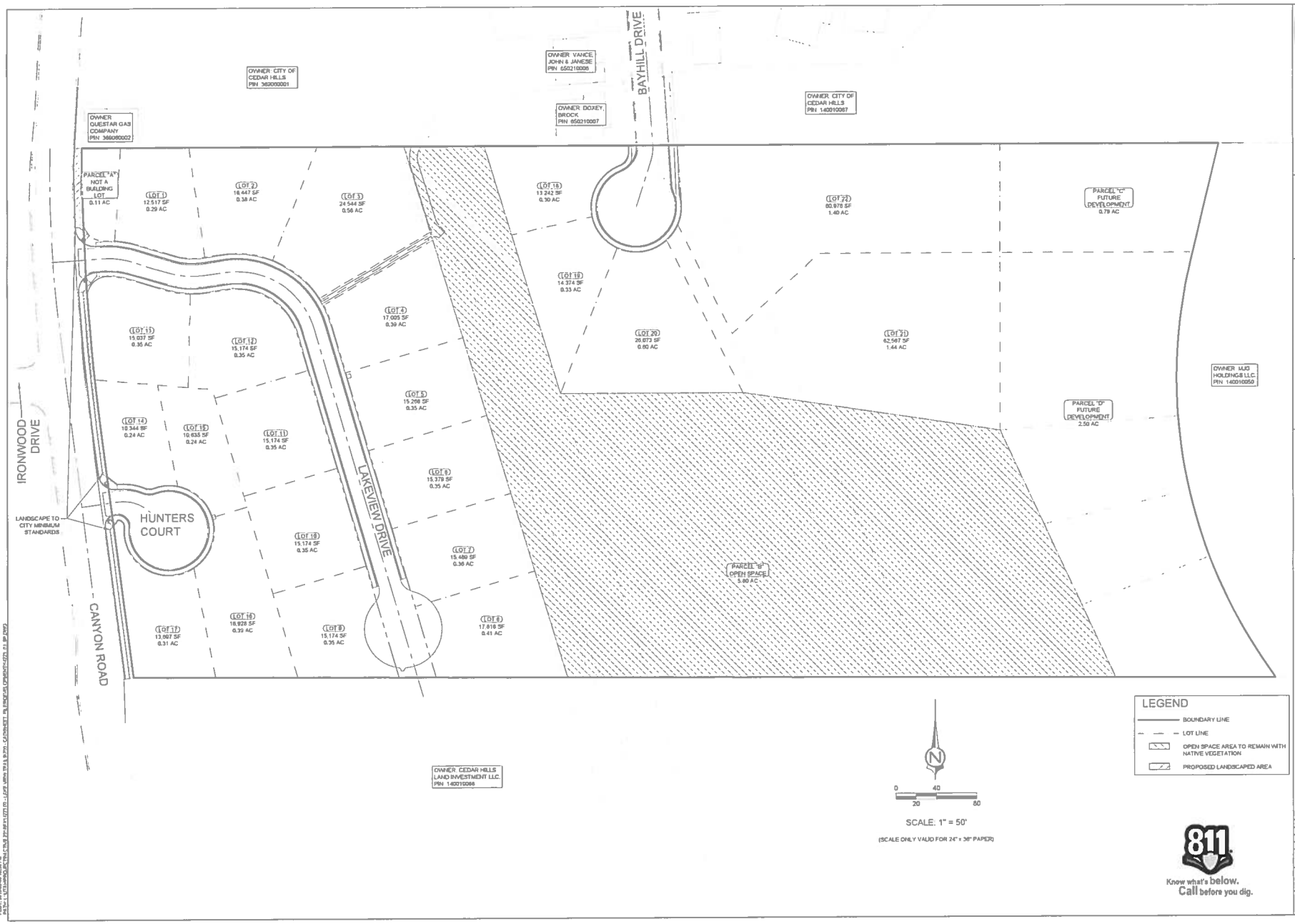
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ. # 14223
DRAWN BY: RPT
CHK BY: RPT
DES BY: JJ
CAD FILE BY: AM
HORIZ SCALE: 1" = 30'
VERT SCALE: 1" = 10'

SHEET
PR1

10 OF 18

PLOT: 2019-03-08 10:01 PM



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801.768.7200

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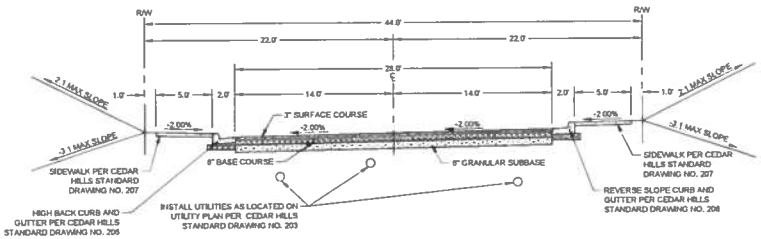
LANDSCAPE PLAN

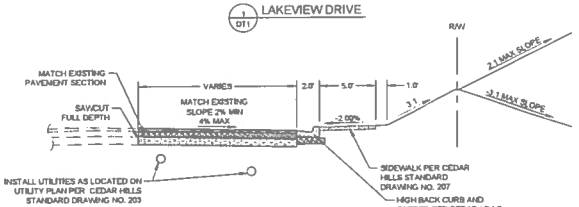
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ # FL 14223
DRAWN BY EDK
DESIGN BY JJ
CHECKED BY AA
SCALE OF SHEET
HORIZ SCALE 1" = 50'
VERT SCALE N/A

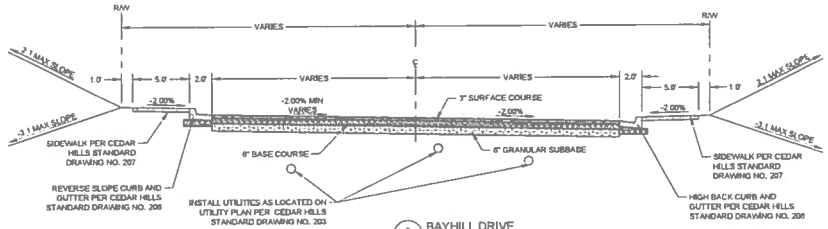
SHEET LP1



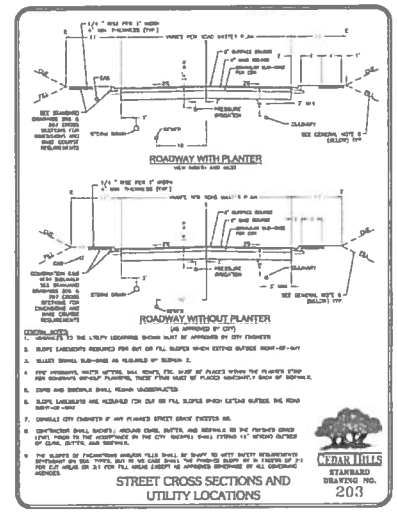
1 DT1 LAKEVIEW DRIVE

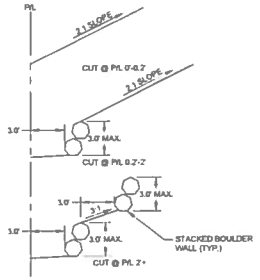


2 DT1 CANYON ROAD

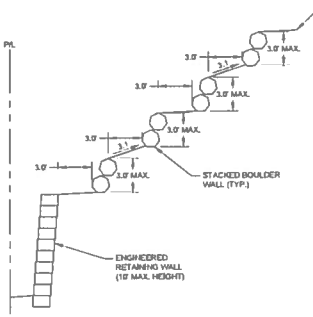


3 DT1 BAYHILL DRIVE

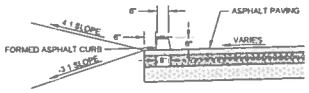




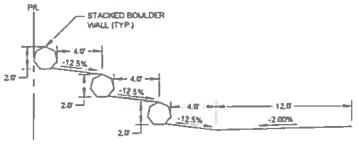
4 DT1 CUT CONDITION BAYHILL CUL-DE-SAC



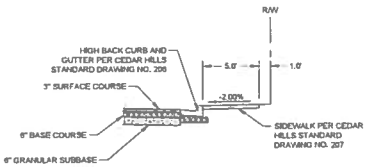
5 DT1 FILL CONDITION BAYHILL CUL-DE-SAC



8 DT1 ASPHALT CURB DETAIL



7 DT1 BACK LOT CUT CONDITION



6 DT1 HUNTERS COURT

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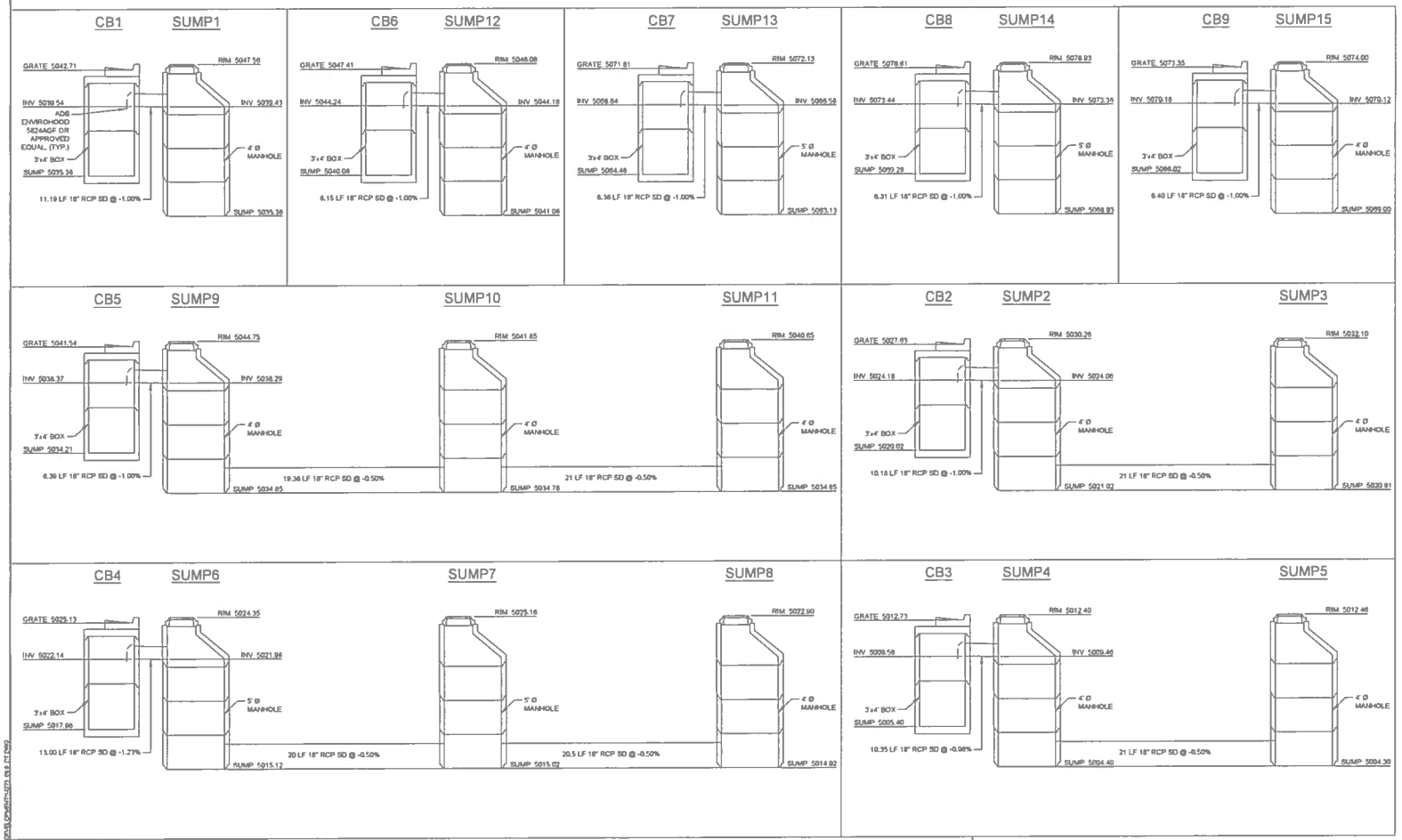
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT SUBMITTAL	6/21/21

CROSS SECTIONS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJECT # 14223
DESIGNED BY KDH
DRAWN BY LJ
CHECKED BY AR
SCALE OF SHEET
HORIZ SCALE 1" = 5'
VERT SCALE Not
SHEET DT1

PLOT: 2021-06-08 10:53 PM
FILE: L:\CIVIL\PROJECTS\14223 LAKEVIEW TRAILS\PLAT\14223 LAKEVIEW TRAILS PLAT - CONCEPT PLAN\DRAWINGS\14223 DT1.DWG



NOTES:

1. SEE UT1 FOR HORIZONTAL LOCATION.
2. SEE CEDAR HILLS STANDARD DRAWING NO. 5078 FOR SUMP DETAILS

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

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NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	12/19/2024

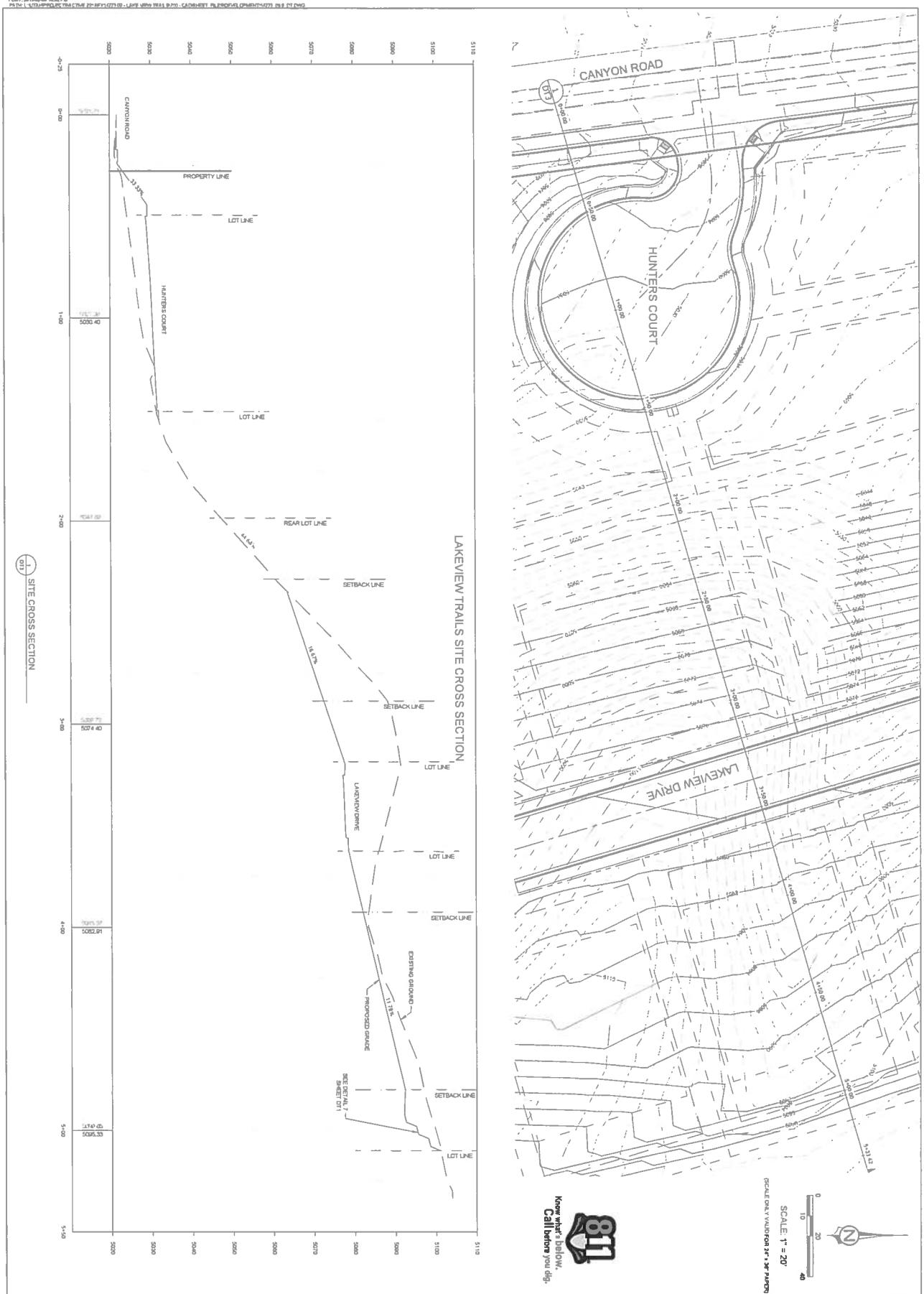
STORM WATER RETENTION SUMP DETAILS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ. # 24.1223
DESIGNED BY SJH
DRAWN BY JJ
CHECKED BY AR
SCALE ON 22X34 1" = 20'
HOR. SCALE N.T.S.
VER. SCALE N/A

SHEET
DT2

13 OF 18



SITE CROSS SECTION

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

REUSE OF DRAWINGS
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REVISION

NO.	DESCRIPTION	BY	APP'D	DATE

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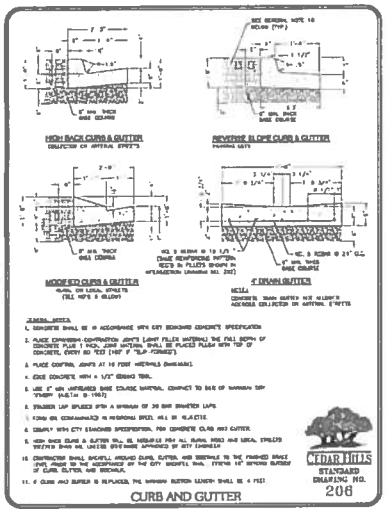
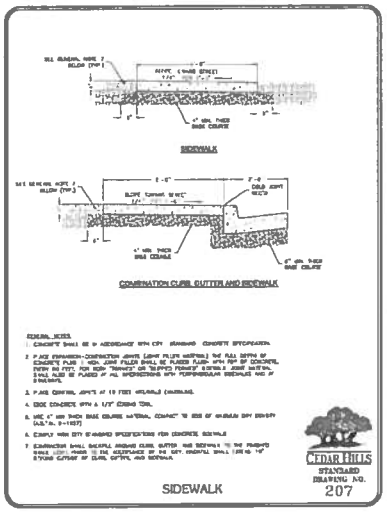
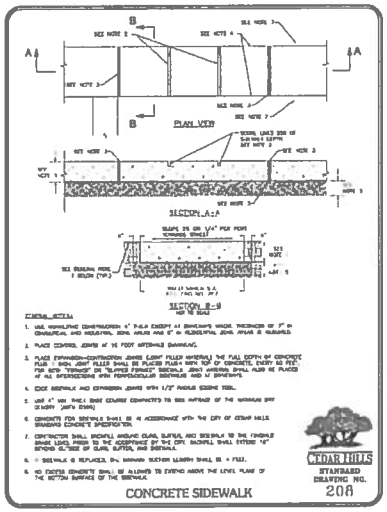
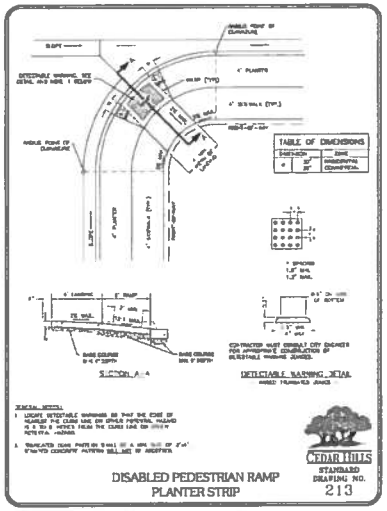
SHEET DT3

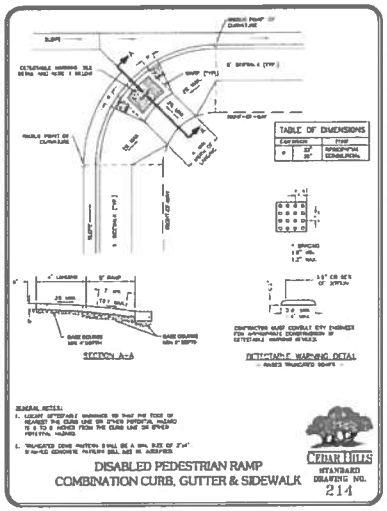
14 OF 18

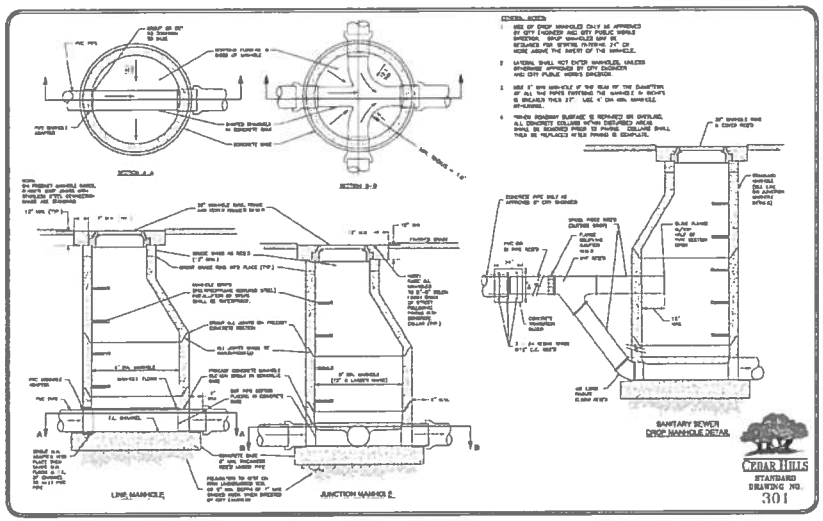


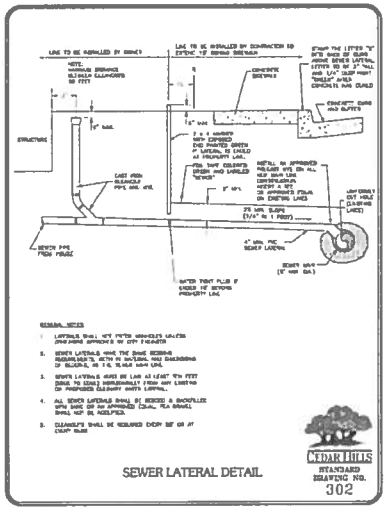












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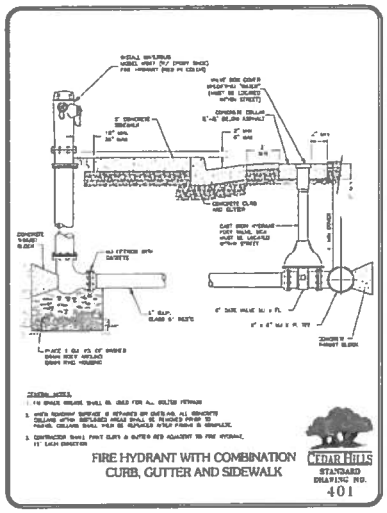
NO.	DESCRIPTION	DATE
1	PER PLAN CHECK	12-27-2019

CEDAR HILLS STANDARD DRAWINGS

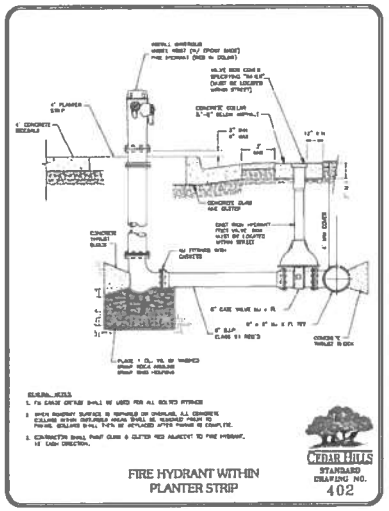
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJECT # FA.14233
DRAWN BY EJN
CH'KD BY AJ
APPROVED BY AM
SCALE OR SHEET
HOR. SCALE N/A
VER. SCALE N/A
SHEET DT4



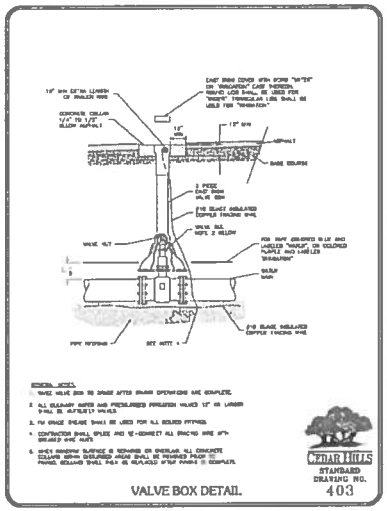
FIRE HYDRANT WITH COMBINATION CURB, GUTTER AND SIDEWALK

CEDAR HILLS STANDARD DRAWING NO. 401



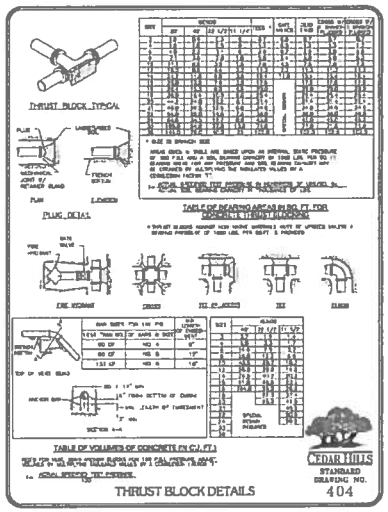
FIRE HYDRANT WITHIN PLANTER STRIP

CEDAR HILLS STANDARD DRAWING NO. 402



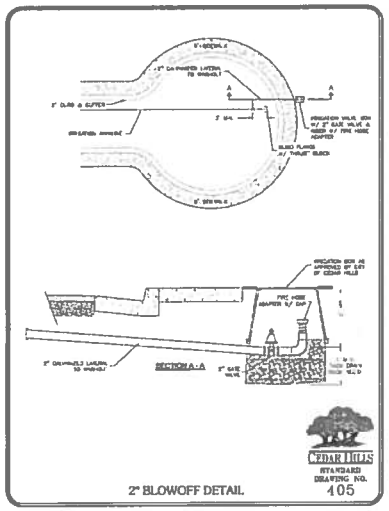
VALVE BOX DETAIL

CEDAR HILLS STANDARD DRAWING NO. 403



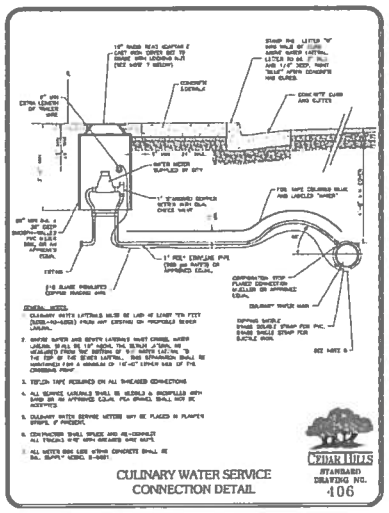
THRUST BLOCK DETAILS

CEDAR HILLS STANDARD DRAWING NO. 404



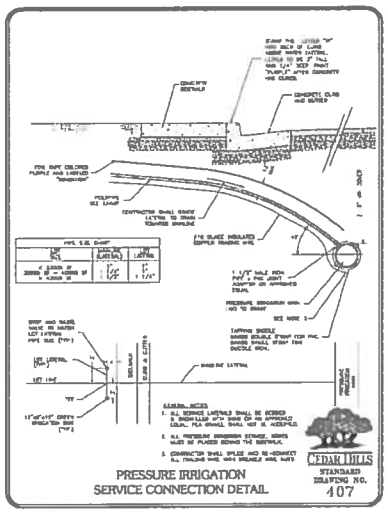
2" BLOWOFF DETAIL

CEDAR HILLS STANDARD DRAWING NO. 405



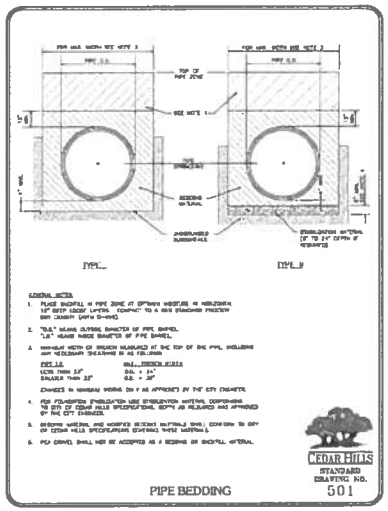
CULINARY WATER SERVICE CONNECTION DETAIL

CEDAR HILLS STANDARD DRAWING NO. 406



PRESSURE IRRIGATION SERVICE CONNECTION DETAIL

CEDAR HILLS STANDARD DRAWING NO. 407



PIPE BEDDING

CEDAR HILLS STANDARD DRAWING NO. 501

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LEHI, UT 84043
801.768.7200

NOT FOR CONSTRUCTION

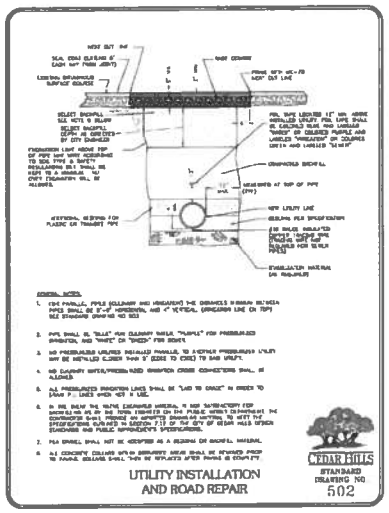
CEDAR HILLS STANDARD DRAWINGS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

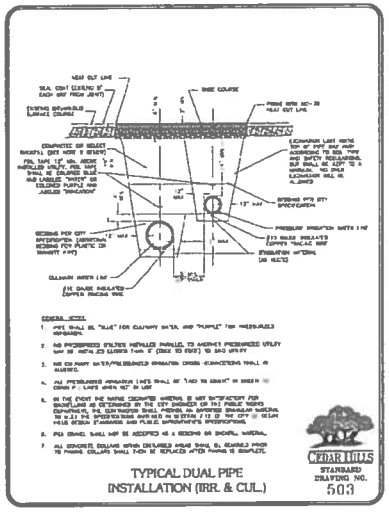
PHASE # Fa. 14223
DRAWN BY AOK
DESIGN BY JJ
CHECKED BY AE
SCALE OF SHEET
HORIZONTAL SCALE NA
VERTICAL SCALE NA

SHEET DT5

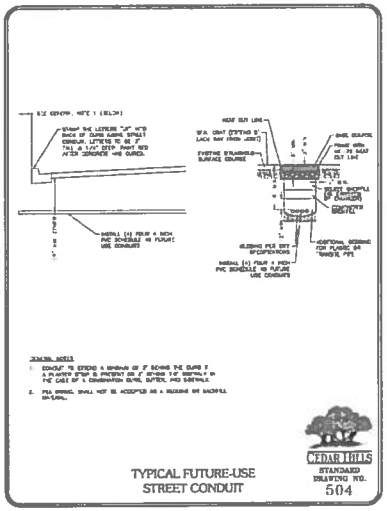
16 OF 18



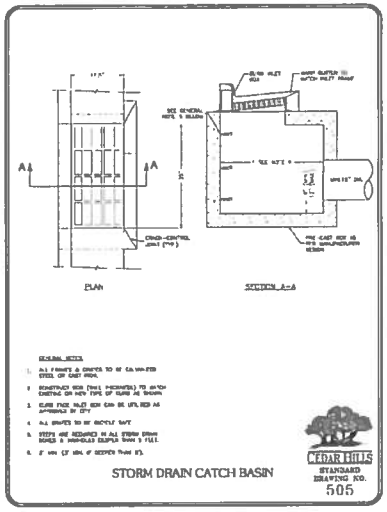
UTILITY INSTALLATION AND ROAD REPAIR



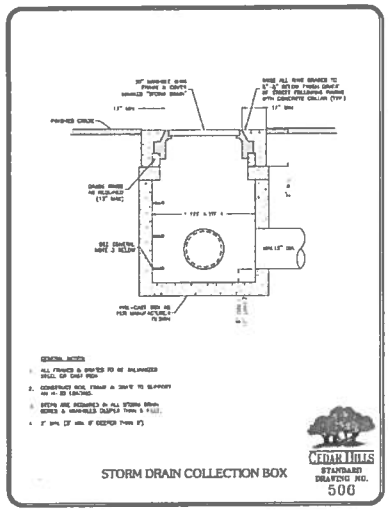
TYPICAL DUAL PIPE INSTALLATION (IRR. & CUL.)



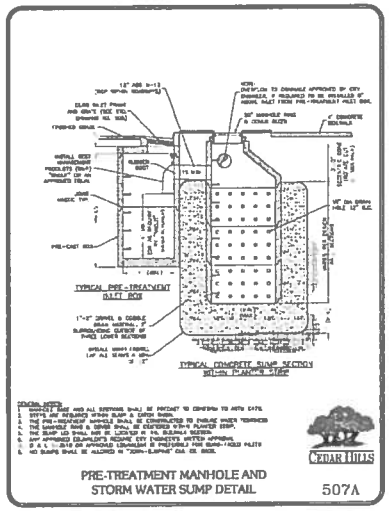
TYPICAL FUTURE-USE STREET CONDUIT



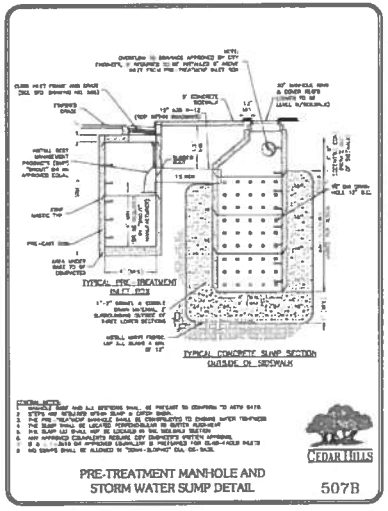
STORM DRAIN CATCH BASIN



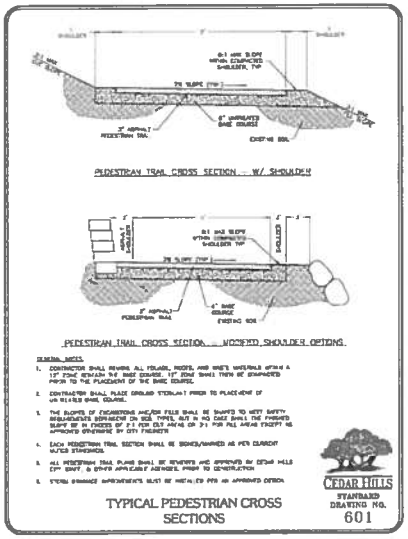
STORM DRAIN COLLECTION BOX



PRE-TREATMENT MANHOLE AND STORM WATER SUMP DETAIL



PRE-TREATMENT MANHOLE AND STORM WATER SUMP DETAIL



TYPICAL PEDESTRIAN CROSS SECTIONS

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LEHI, UT 84043
801.768.7200

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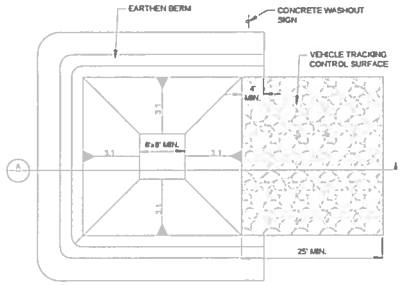
CEDAR HILLS STANDARD DRAWINGS

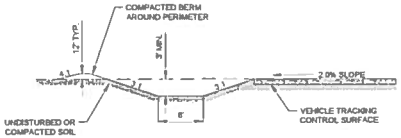
LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

SHEET DT6

17 OF 18



PLAN VIEW



SECTION A-A

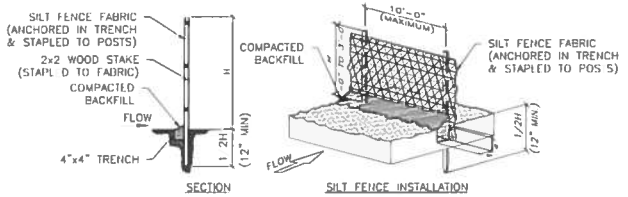
CONRETE WASHOUT (CWA) INSTALLATION NOTES:

1. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON-SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (10 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATEIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON-SITE.
3. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' X 8'. SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
4. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
5. VEHICLE TRACKING PAD SHALL BE SLOPED AT 2% TOWARDS THE CWA.
6. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
7. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT MAINTENANCE NOTES:

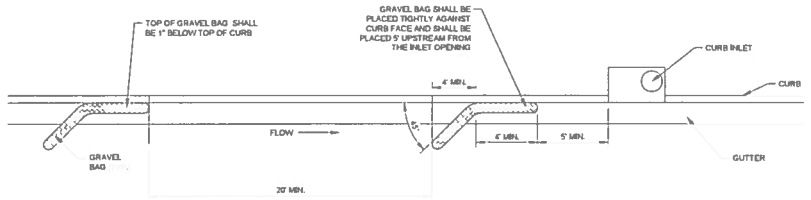
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

CONCRETE WASH OUT
DT7 N.T.S.



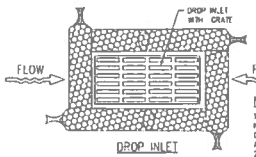
NOTE:
EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY THE LOCAL JURISDICTION

2 DT7 SILT FENCING N.T.S.



LENGTH OF INLET (L)	NUMBER OF GRAVEL BAGS UPSTREAM OF INLET
0' - 5'	1
5' - 10'	2
L > 10'	3

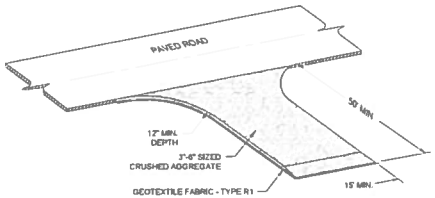
2 DT7 CURB INLET PROTECTION N.T.S.



NOTE:
EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY THE LOCAL JURISDICTION

NOTES: (DROP INLET)
1. LOCATE GRAVEL BAGS IN NATURAL GROUND AT THE OUTSIDE EDGE OF CONCRETE APRON
2. DEVICES WILL BE USED TO POND RUNOFF WITHOUT PLUGGING INLET OR CREATING ROADWAY SAFETY CONCERNS.

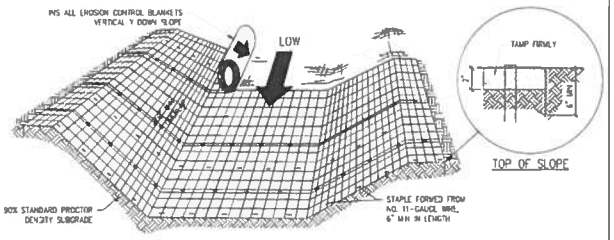
4 DT7 DROP INLET PROTECTION N.T.S.



3 DT7 STABILIZED CONSTRUCTION ENTRANCE N.T.S.

INSTALLATION NOTES:

ANCHOR SLOT: BURY THE UP-CHANNEL END OF THE BLANKET IN A 6" DEEP TRENCH. TAMP THE SOIL FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE BLANKET.
OVERLAP: OVERLAP EDGES OF THE STRIPS AT LEAST 6". STAPLE EVERY 3 FEET DOWN THE CENTER OF THE STRIP.
JOINING STRIPS: INSERT THE NEW ROLL OF BLANKET IN A TRENCH, AS WITH THE ANCHOR SLOT. OVERLAP THE UP-CHANNEL END OF THE PREVIOUS ROLL 18" AND BURY THE END UNDER 6". STAPLE THE END OF THE PREVIOUS ROLL JUST BELOW THE ANCHOR SLOT AND AT THE END AT 12" INTERVALS.
CHECK SLOTS: ON ERODIBLE SOILS OR STEEP SLOPES, CHECK SLOTS SHOULD BE MADE EVERY 15 FEET. INSERT A FOLD OF THE BLANKET INTO A 6" TRENCH AND TAMP FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE BLANKET. LAY THE BLANKET SMOOTHLY ON THE SURFACE OF THE SOIL - DO NOT STRETCH THE BLANKET, AND DO NOT ALLOW WRINKLES.
ANCHORING ENDS AT STRUCTURES: PLACE THE END OF THE BLANKET IN A 6" SLOT ON THE UP-CHANNEL SIDE OF THE STRUCTURE. FILL THE TRENCH AND TAMP FIRMLY. ROLL THE BLANKET UP THE CHANNEL. PLACE STAPLES A 12" INTERVALS ALONG THE ANCHOR END OF THE BLANKET



4 DT7 EROSION CONTROL BLANKET N.T.S.

Know what's below. Call before you dig.

CIVIL SCIENCE
INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7080

NOT FOR CONSTRUCTION

REV	DATE	BY
1	6/27/2023	CAT

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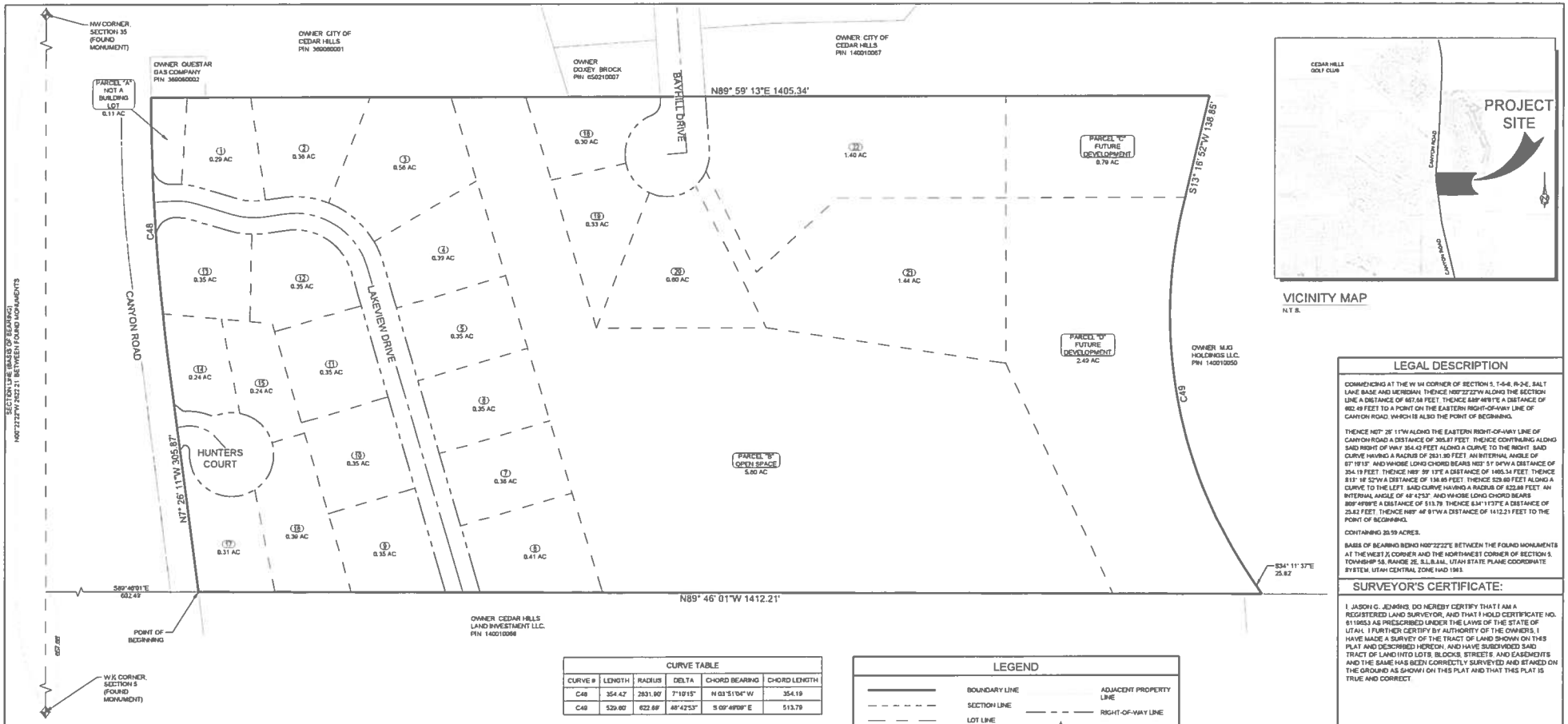
EROSION CONTROL DETAILS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJECT #	P.L.14223
DRAWN BY	KDN
DESIGNED BY	JJ
CHECKED BY	AK
NAME OF SHEET	
HORIZ SCALE	N.T.S.
VERT SCALE	N/A
SHEET	DT7
	18 OF 18

PLOT: 6/27/2023 11:59 PM
DWG: L:\LTD\PROJECTS\14223\DWG\ENGINEERING\CONSTRUCTION\DETAILS\14223-DT7-LAKEVIEW TRAILS EROSION CONTROL DETAILS.DWG



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

COMMENCING AT THE W 1/4 CORNER OF SECTION 5, T-5-S, R-2-E, SALT LAKE BASE AND MERIDIAN; THENCE N00°22'22"W ALONG THE SECTION LINE A DISTANCE OF 667.58 FEET; THENCE S89°46'01"E A DISTANCE OF 602.49 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CANYON ROAD, WHICH IS ALSO THE POINT OF BEGINNING;

THENCE N07° 26' 11"W ALONG THE EASTERN RIGHT-OF-WAY LINE OF CANYON ROAD A DISTANCE OF 305.87 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY 354.42 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2831.90 FEET, AN INTERNAL ANGLE OF 07° 10'15", AND WHOSE LONG CHORD BEARS N03° 51' 04"W A DISTANCE OF 354.19 FEET; THENCE N89° 59' 13"E A DISTANCE OF 1405.34 FEET; THENCE S13° 18' 52"W A DISTANCE OF 138.85 FEET; THENCE 529.60 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 622.65 FEET, AN INTERNAL ANGLE OF 48°42'53", AND WHOSE LONG CHORD BEARS S05°49'09"E A DISTANCE OF 513.79; THENCE S34°11'37"E A DISTANCE OF 25.82 FEET; THENCE N89° 46' 01"W A DISTANCE OF 1412.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.59 ACRES.

BASIS OF BEARING BEING N00°22'22"E BETWEEN THE FOUND MONUMENTS AT THE WEST ¼ CORNER AND THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5S, RANGE 2E, S.L.B.&M., UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE NAD 1983.

SURVEYOR'S CERTIFICATE:

I, JASON G. JENKINS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5110953 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

JASON G. JENKINS P.L.S. (See seal below) — DATE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C48	354.42'	2831.90'	7°10'15"	N 03°51'04" W	354.19
C49	529.60'	622.65'	48°42'53"	S 05°49'09" E	513.79

LEGEND

BOUNDARY LINE — ADJACENT PROPERTY LINE
SECTION LINE — RIGHT-OF-WAY LINE
LOT LINE — SECTION CORNER
CENTER LINE

0 30 60 120
SCALE. 1" = 60'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

CIVIL SCIENCE INFRASTRUCTURE, INC.
3168 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801 768 7280

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS.

OWNER

STATE OF UTAH
COUNTY OF UTAH (S.S.)

ON THIS _____ DAY OF _____, 2015, BEFORE ME PERSONALLY APPEARED THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC — MY COMMISSION EXPIRES

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF CEDAR HILLS HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THE CITY RECOGNIZES THAT THIS PLAT CLARIFIES OWNERSHIP OF PROPERTY WITH THE DEDICATION SHOWN HEREON THIS ___ DAY OF _____, 2015.

MAYOR

COUNCIL

COUNCIL

COUNCIL

COUNCIL

COUNCIL

COUNCIL

PLANNING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CEDAR HILLS THIS _____ DAY OF _____, 2015.

CHAIRPERSON
PLANNING COMMISSION

APPROVED

CITY ENGINEER,
CITY OF CEDAR HILLS

APPROVED

RECORDER
CITY OF CEDAR HILLS

OCCUPANCY RESTRICTION NOTICE

THE CITY OF CEDAR HILLS HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY.

CITY UTILITIES APPROVAL

CULINARY WATER / PRESSURE IRRIGATION / SEWER / STORM DRAIN

DIRECTOR OF PUBLIC WORKS — DATE

CEDAR HILLS ATTORNEY

APPROVAL AS TO FORM THIS ___ DAY OF _____ A.D. 2015.

CEDAR HILLS ATTORNEY

PUBLIC UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE, THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME WILL ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CENTURY LINK — DATE

ROCKY MOUNTAIN POWER — DATE

COMCAST — DATE

QUESTAR GAS COMPANY — DATE

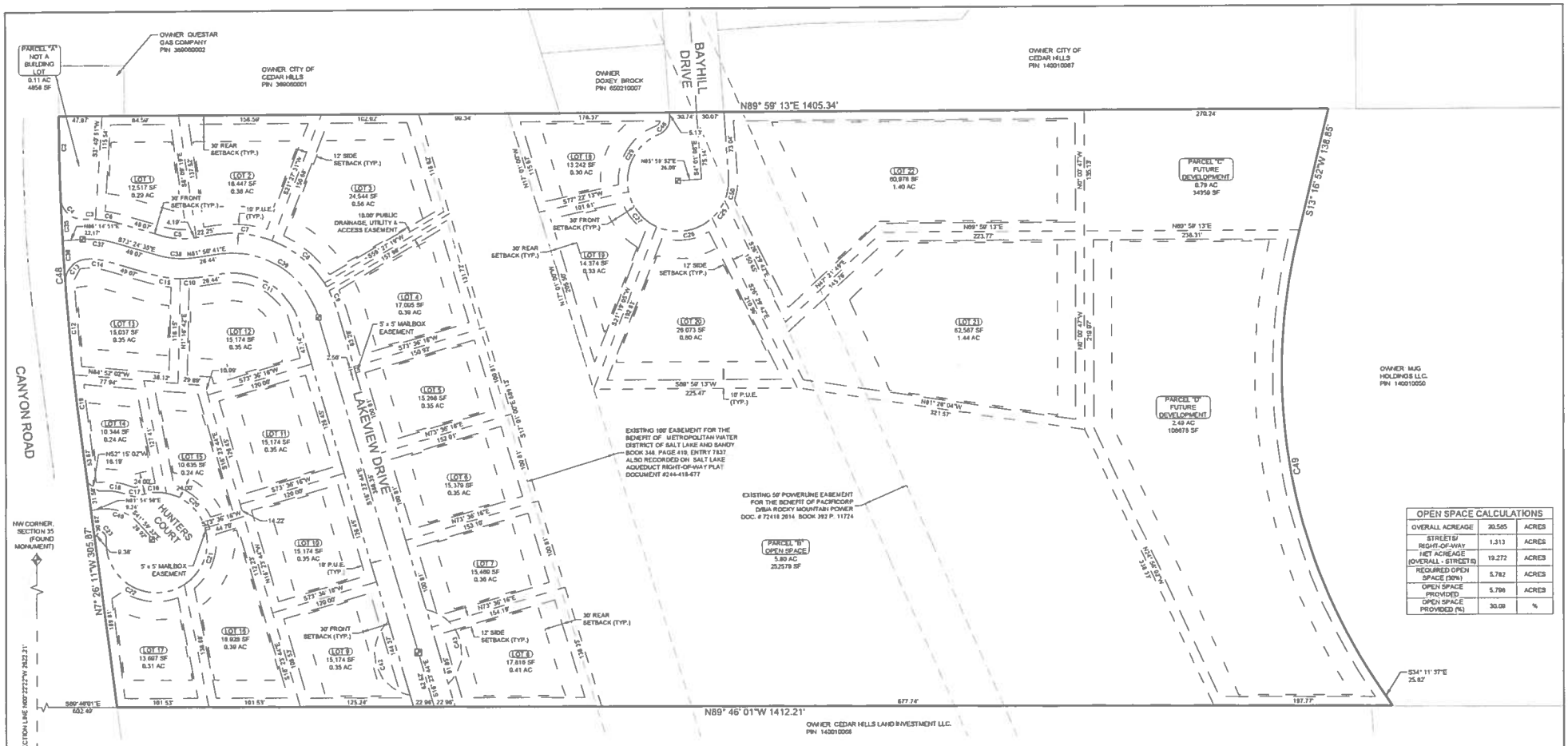
PLAT "A"

LAKEVIEW TRAILS

LOCATED IN THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER



OPEN SPACE CALCULATIONS		
OVERALL ACREAGE	20.585	ACRES
STREET/ST RIGHT-OF-WAY	1.313	ACRES
NET ACREAGE (OVERALL - STREETS)	19.272	ACRES
REQUIRED OPEN SPACE (30%)	5.782	ACRES
OPEN SPACE PROVIDED	5.796	ACRES
OPEN SPACE PROVIDED (%)	30.09	%

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	91.21'	2831.90'	1°50'43"	N 81°11'18" W	91.20
C3	12.69'	113.24'	6°25'24"	N 89°48'13" W	12.69
C4	39.34'	25.00'	90°10'00"	N 47°11'40" W	35.41
C5	33.69'	78.00'	24°44'45"	N 85°46'57" W	33.43
C6	27.51'	113.24'	13°55'11"	N 78°13'58" W	27.44
C7	63.06'	122.00'	29°36'50"	N 83°20'54" W	62.36
C8	80.91'	122.00'	37°58'40"	N 49°32'35" W	79.43
C9	30.13'	122.00'	14°08'56"	N 23°28'13" W	30.05

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	20.09'	122.00'	9°26'01"	N 86°33'41" E	20.06
C11	111.30'	78.00'	81°45'35"	S 57°18'32" E	102.10
C12	101.68'	2831.90'	2°03'26"	N 05°83'32" W	101.67
C13	40.65'	25.00'	93°09'34"	N 42°32'58" E	36.32
C14	23.77'	78.00'	17°27'41"	S 62°06'25" E	23.68
C15	32.60'	122.00'	15°18'44"	S 61°03'58" E	32.51
C16	30.58'	56.00'	31°17'09"	S 85°18'07" W	30.20
C17	10.47'	14.00'	42°51'51"	N 86°54'32" W	10.23

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C18	34.99'	78.00'	25°36'31"	N 81°47'52" W	34.63
C19	66.67'	2831.90'	1°20'56"	N 06°45'43" W	66.66
C20	61.24'	56.00'	62°38'34"	N 47°43'32" W	58.24
C21	71.56'	56.00'	73°12'46"	N 20°12'38" E	66.79
C22	124.94'	56.00'	127°49'59"	S 58°15'59" E	100.59
C23	12.45'	8.00'	89°10'09"	S 39°58'04" E	11.23
C25	23.94'	56.00'	24°29'46"	S 35°36'35" W	23.76
C26	65.64'	56.00'	67°09'40"	S 81°29'20" W	61.95

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	51.77'	56.00'	53°57'49"	N 36°29'5" W	49.84
C29	77.79'	56.00'	79°35'22"	N 27°46'40" E	71.68
C35	47.68'	2831.90'	0°57'53"	S 02°35'36" E	47.68
C36	47.19'	2831.90'	0°57'17"	S 03°33'11" E	47.19
C37	35.51'	100.00'	20°20'35"	S 83°34'52" E	35.32
C38	43.19'	100.00'	24°44'45"	S 85°46'57" E	42.85
C39	142.70'	100.00'	81°45'35"	S 57°18'32" E	130.89
C40	42.58'	49.93'	48°51'43"	S 73°40'31" E	41.30

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C42	102.01'	48.00'	121°46'14"	S 18°13'51" E	83.67
C43	102.01'	48.00'	121°46'14"	N 14°33'36" W	83.67
C48	24.99'	20.00'	71°35'28"	N 31°48'37" E	23.40
C48	354.42'	2831.90'	7°10'15"	N 03°51'04" W	354.19
C49	529.60'	622.80'	48°42'53"	S 09°49'09" E	513.79
C50	28.78'	56.00'	27°22'49"	S 09°40'17" W	28.51

SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- BUILDING SETBACK LINE
- STREET MONUMENT
- SECTION CORNER

CIVIL SCIENCE INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

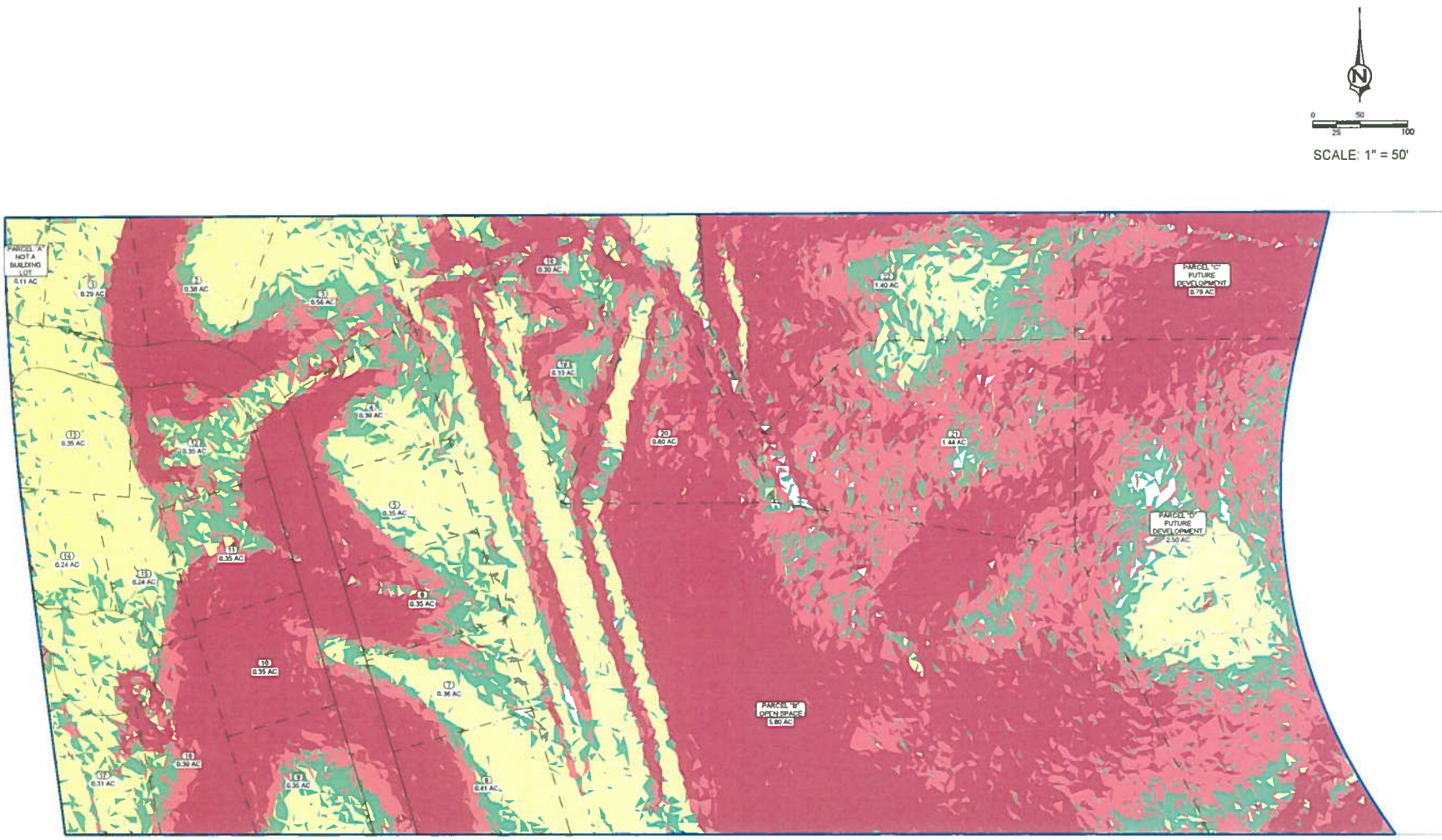
PLAT "A"

LAKEVIEW TRAILS

LOCATED IN THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN; CITY OF CEDAR HILLS, UTAH COUNTY, UTAH

SHEET 2 OF 2

SURVEYOR'S SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL	COUNTY RECORDER



Slopes Table

Number	Minimum Slope	Maximum Slope	Color	Square Feet	Acres	DU / Net Acreage	Total Lots / Category
1	0.07%	13.00%		201,875	4.63	2.5	11.58
2	13.00%	21.00%		142,964	3.28	2	6.56
3	21.00%	30.00%		186,835	4.29	1.5	6.44
4	30.00%	3878.01%		365,159	8.38	0.2	1.68
Total					20.58		26.25
				Total Allowable Lots			26

CIVIL SCIENCE INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

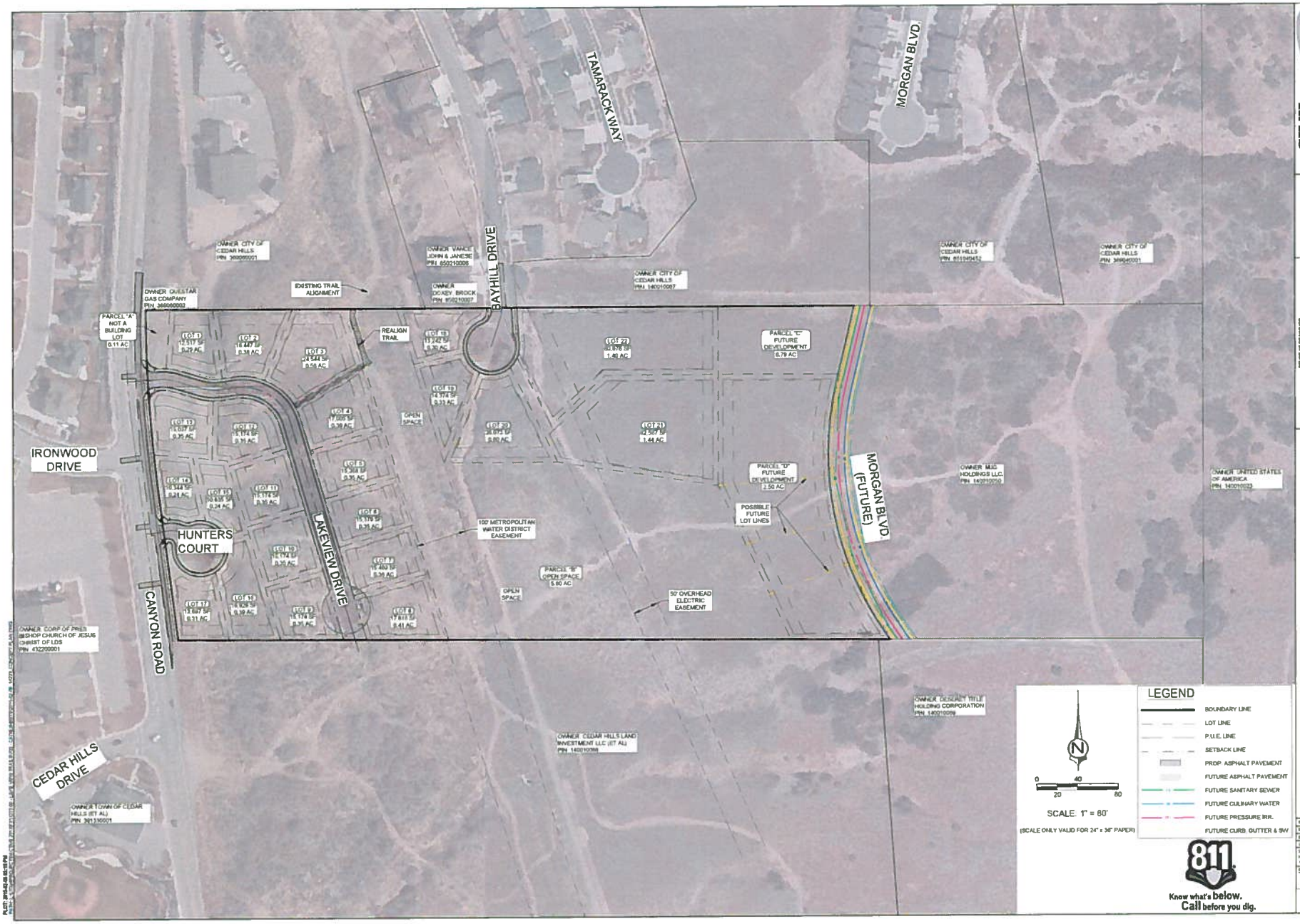
NOT FOR CONSTRUCTION

SLOPE ANALYSIS

LAKE VIEW TRAILS
CEDAR HILLS, UTAH

PROJ #
DRAWN BY
DESIGNED BY
CHECKED BY
SCALE OF SHEET
HORIZONTAL
VERTICAL
SHEET

1 OF 1



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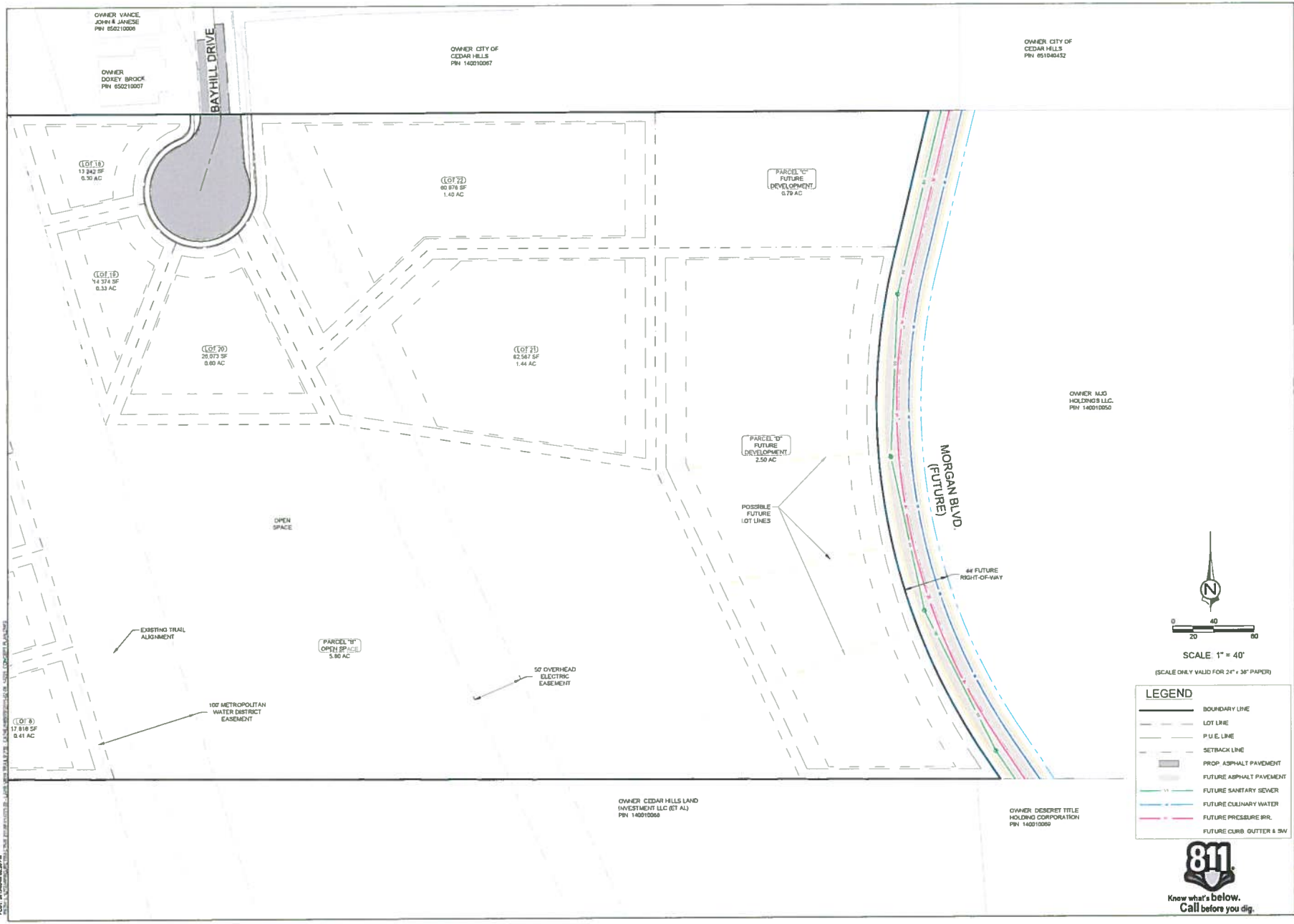
CONCEPT PLAN - OVERALL

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ. # FL.14223
DESIGNED BY JGJ
DRAWN BY JGJ
CHECKED BY PS
SCALE OF SHEET
HOR SCALE 1"=80'
VER SCALE N/A
SHEET CP1
1 OF 2



CIVIL SCIENCE
INFRASTRUCTURE, INC.
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

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CONCEPT PLAN - FUTURE PARCELS

LAKEVIEW TRAILS
RESIDENTIAL SUBDIVISION
CEDAR HILLS, UTAH

PROJ. # P-14223
DRAWN BY JDJ
DESIGNED BY JDJ
CHECKED BY PS
SCALE OF SHEET
HOR. SCALE 1" = 40'
VER. SCALE N/A

SHEET
CP2

2 OF 2

CITY OF CEDAR HILLS

TO:	Mayor Gygi & City Council
FROM:	David Bunker, City Manager
DATE:	2/17/2015

City Council
Memorandum

SUBJECT:	FY 2016 Budget Presentation
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Charl Louw, Finance Director

BACKGROUND AND FINDINGS:
Presentation of the 2015 Capital Projects Fund, Motor Pool Fund, Vehicle Replacement Plan

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

SUPPORTING DOCUMENTS:
Preliminary 2016 Capital Projects Fund, Available Fund Balance Update, Motor Pool Fund Budget, & Vehicle Replacement plan

RECOMMENDATION:
To review and comment on the 2016 Capital Projects Fund, Motor Pool Fund Budget, & Vehicle Replacement plan

MOTION:
No motion necessary. This is a discussion item only.

BUDGET UPDATE
CAPITAL PROJECTS FUND
MOTOR POOL FUND
FISCAL YEAR 2015-2016

Capital Projects Fund—Related Fiscal Discussions

- Bayhill park
- Swimming pool feasibility
- Canyon road pedestrian and bike access
- Golf maintenance shed
- Library feasibility
- Expand recreation center feasibility
- Golf course options
- Cemetary feasibility

Capital Projects Tentatively Funded for Fiscal Year 2015-2016

- Bayhill park $235,000
  - $100,500 unrestricted fund balance
  - $74,000 CARE tax revenues
  - $50,000 Park development impact fees
  - $10,500 Utah County TRCC grant
- Golf maintenance shed building $200,000
  - $200,000 unrestricted fund balance
- Harvey boulevard traffic mitigation $50,000
  - $50,000 Street impact fees
- Canyon road sidewalk projects $15,000
  - $15,000 unrestricted fund balance

Bayhill Park

- Planning and construction phase summer of 2015
- $235,000 is a placeholder
- Final cost depends on finalized plans, bids, etc.
- Playground equipment may be partially funded in Spring 2016 to utilize $5,500 Utah County TRCC grant

Golf Maintenance Shed

- Purpose is to provide safer work environment, comply with various codes, regulations, and be functional
- Original bids $165,000 to $220,000 for Highland City location one year ago
- $200,000 placeholder for building in Capital Projects fund
- $100,000 placeholder for storm drain/site work—Water & Sewer fund
- New plan smaller footprint with a basement east of driving range fence
- Waiting on new preliminary estimates for new location
  - Construction materials like concrete, steel, etc. have increased in the last year
  - May need to phase in main floor construction with trades
  - Protective facility for chemicals and equipment required
  - Coordinate staff and equipment usage from one location
  - Need to decide between stucco/brick and metal siding—no HOA commercial design guidelines, only residential

Harvey Boulevard Traffic Mitigation Project

- Still in discussion phase
- $50,000 is a placeholder

Canyon Road Sidewalk Project

- Approximately 300 feet of sidewalk near the public safety building
- $15,000 placeholder

Motor Pool fund

- Added Golf maintenance equipment purchases in spring 2015
- $13,020 increase for Golf fund transfer
- $1,516 decrease for the General fund transfer
- $2,594 decrease for the Water & Sewer fund transfer
- Two trucks and one passenger car are scheduled for replacement during fiscal year 2015-2016

CAPITAL PROJECTS FUND REVENUES

		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
40-30-100	Impact Fees - Park Development	$19,052	$49,224	$11,280	$11,280	$0
40-30-110	Impact Fees - Park Land	$82,772	$150,504	$0	$0	$0
40-30-120	Impact Fees - Recreation	$6,560	$0	$0	$0	$0
40-30-130	Impact Fees - Public Safety	$8,912	$20,239	$5,320	$5,320	$0
40-30-140	Impact Fees - Streets	$21,024	$47,176	$15,623	$15,623	$0
40-30-145	Commercial Street Improvement Fee	$0	$0	$21,500	$21,500	$0
40-30-600	Interest Income	$18,671	$9,048	$15,000	$15,000	$0
40-30-700	Grant Income	$0	$11,536	$5,000	$5,000	$0
40-30-801	Transfers in from General Fund	$170,850	$261,232	$125,857	$110,532	($15,325)
40-30-802	Transfers in from W&S Fund	$75,850	$89,732	$78,856	$76,532	($2,324)
		$403,691	$638,690	$278,436	$260,787	($17,649)

CAPITAL PROJECTS FUND EXPENDITURES

STREET PROJECTS		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
40-78-731	Sidewalk Projects	$20,364	$0	$0	$15,000	$15,000
40-78-732	Harvey Traffic Mitigation	$0	$0	$300,000	$50,000	($250,000)
40-78-733	Sign Projects	$0	$0	$15,000	$0	($15,000)
40-78-779	Street Lights	$1,400	$0	$0	$0	$0
40-78-781	Harvey Blvd Widening	$0	$0	$500,000	$500,000	$0
40-78-783	GIS - Streets	$4,490	$0	$0	$0	$0
		$26,254	$0	$815,000	$565,000	($250,000)

PARK PROJECTS		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
40-80-802	Deerfield Park - Land Purchase	$0	$0	$972,000	$972,000	$0
40-80-803	Deerfield Park - Development	$0	$0	$1,500,000	$1,500,000	$0
40-80-816	Mesquite Soccer Park Restroom/Storage	$2,500	$76,856	$0	$0	$0
40-80-817	Bayhill Trailhead Park	$0	$0	$50,000	$235,000	$185,000
		$2,500	$76,856	$2,522,000	$2,707,000	$185,000

MISCELLANEOUS PROJECTS		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
40-95-102	Miscellaneous	$0	$714	$0	$0	$0
40-95-103	Cottonwood Electric, Gas, Excavation	$0	$18,782	$0	$0	
40-95-115	Avanyu Projects	$0	$80,000	$0	$0	$0
40-95-125	Trench Box	$0	$11,904	$0	$0	$0
40-95-135	Golf Maint. Equipment Facility & Site	$0	$0	$200,000	$200,000	$0
40-95-150	Impact Fee Analysis	$0	$23,987	$0	$0	$0
40-95-200	Community Recreation Center - Phase II	$218,706	$167,210	$0	$0	$0
40-95-202	Community Rec Pergola	$0	$17,200	$0	$0	$0
40-77-720	Public Works Building Basement	$2,158	$0	$0	$0	$0
		$220,864	$319,798	$200,000	$200,000	$0

DEBT SERVICE		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
40-98-105	Interest Expense	$86,663	$83,963	$81,063	$78,063	($3,000)
40-98-200	2006 Excise Revenue Bond - PWB	$65,000	$70,000	$75,000	$75,000	$0
40-98-795	Trustee Fees	$1,580	$1,500	$1,650	$1,650	$0
		$153,243	$155,463	$157,713	$154,713	($3,000)

OTHER USES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
40-97-100	Transfer to the Golf Fund	$0	$30,000	$0	$0	$0
40-96-115	Transfer to the Community Recreation Fund	$2,069,358	$0	$0	$0	$0
		$2,069,358	$30,000	$0	$0	$0

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
GRAND TOTALS	$2,472,218	$ 582,116	$3,694,713	$3,626,713	$ (68,000)
NET TOTALS	$2,068,527	$56,574	$3,416,277	$3,365,926	$50,351

FUND BALANCE	FY 2015 BUDGET	FY 2016 BUDGET
Beginning Fund Bal	$1,855,152	$1,855,152
Change in Restricted/Nonspendable Fund Bal	$1,655,152	$1,655,152
Change of Unrestricted Fund Balance	$200,000	$200,000
Remaining Fund Balance	$0	$0

CAPITAL PROJECTS

		RESTRICTED FUND BALANCE							UNRESTRICTED FUND BALANCE			FINANCING	
		Class C Roads	Care Tax	Park Grant	Park Dev IF	Park Land IF	Public Safety IF	Street IF	General Fund	Capital Projects	Water & Sewer		Total
	Balance 6/30/2014	$ -		$ -	$ 27,626	$ 816,690	$ (233,318)	$ 559,599	$ 1,008,320	$ 210,944	$ 1,755,982	$ -	$ 4,145,843
	2015 Estimated Revenue	$ 260,000	$ 40,000	$ 5,000	$ 11,280	$ 500	$ 5,320	$ 15,623	$ 50,000	$ 150,000	$ 50,000		$ 587,723
	Available for Projects	$ 260,000	$ 40,000	$ 5,000	$ 38,906	$ 817,190	$ (227,998)	$ 575,222	$ 1,058,320	$ 360,944	$ 1,805,982	$ -	$ 4,733,566
2015 Projects	Total Estimated Cost	Class C Roads	Care Tax	Park Grant	Park Dev IF	Park Land IF	Public Safety IF	Street IF	General Fund	Capital Projects	Water & Sewer		Total
Signage										$ 15,000			$ 15,000
Street Projects	$ 357,000	$ 260,000											$ 260,000
Harvey Reconfiguration	$ 300,000												$ -
Utah Valley Dispatch	$ 62,279								$ 32,000				$ 32,000
Comcast install	$ 10,700								$ 5,350		$ 5,350		$ 10,700
Golf Maint Facility	$ 300,000									$ 200,000	$ 100,000		$ 300,000
Meters, Pumps, Wells	$ 170,000										$ 170,000		$ 170,000
Cottonwood Utilities	$ 20,000									$ 15,000			$ 15,000
	$ 1,219,979	$ 260,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,350	$ 230,000	$ 275,350	$ -	$ 802,700
	Remaining Balance	$ -	$ 40,000	$ 5,000	$ 38,906	$ 817,190	$ (227,998)	$ 575,222	$ 1,020,970	$ 130,944	$ 1,530,632	$ -	$ 3,930,866
	2016 Estimated Revenue	$ 260,000	$ 40,000	$ 5,500	$ 11,280	$ 500	$ 5,320	$ 15,623	$ 50,000	$ 50,000	$ 150,000	$ -	$ 588,223
	Available for Projects	$ 260,000	$ 80,000	$ 10,500	$ 50,186	$ 817,690	$ (222,678)	$ 590,845	$ 1,070,970	$ 180,944	$ 1,680,632	$ -	$ 4,519,089
2016 Projects	Total Estimated Cost	Class C Roads	Care Tax	Park Grant	Park Dev IF	Park Land IF	Public Safety IF	Street IF	General Fund	Capital Projects	Water & Sewer		Total
Cultural Arts Committee			$ 6,000										$ 6,000
Utah Valley Dispatch	$ 30,279								$ 30,279				$ 30,279
Street Projects	$ 360,000	$ 260,000											$ 260,000
Deerfield Park Development	$ 1,500,000											$ 1,500,000	$ 1,500,000
Deerfield Park Land	$ 972,000					$ 817,690						$ 155,000	$ 817,690
Harvey Blvd Widening	$ 500,000							$ 290,000				$ 210,000	$ 500,000
Bayhill Park	$ 235,000		$ 74,000	$ 10,500	$ 50,000				$ 500	$ 100,000			$ 235,000
Canyon Road Sidewalk Project										$ 15,000			$ 15,000
Harvey Blvd Mitigation								$ 50,000					$ 50,000
	$ 3,597,279	$ 260,000	$ 80,000	$ 10,500	$ 50,000	$ 817,690	$ -	$ 340,000	$ 30,779	$ 115,000	$ -	$ 1,865,000	$ 3,407,969
	Remaining Balance	$ -	$ -	$ -	$ 186	$ (0)	$ (222,678)	$ 250,845	$ 1,040,191	$ 65,944	$ 1,680,632	$ (1,865,000)	$ 2,815,120
									26%				

MOTOR POOL REVENUES

		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
60-30-100	Contribution from General Fund	$104,000	$88,105	$82,198	$80,682	($1,516)
60-30-200	Contribution from Water & Sewer Fund	$43,000	$37,045	$68,376	$65,782	($2,594)
60-30-300	Contribution from Golf Fund	$3,000	$3,000	$3,000	$16,020	$13,020
60-70-205	Gain on Sale of Assets	$45,647	$31,429	$18,195	$16,342	($1,853)
		$195,647	**$159,579**	**$171,769**	**$178,826**	**$7,057**

MOTOR POOL EXPENDITURES

VEHICLE EXPENDITURES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
60-40-100	Gas & Oil - Admin	$8,051	$7,407	$8,000	$8,100	$100
60-40-200	Vehicle Maintenance - Admin	$2,552	$1,048	$1,000	$1,300	$300
60-40-300	Insurance - Admin	$806	$1,359	$1,500	$1,600	$100
60-40-400	Gas & Oil - Bldg/Zoning	$656	$739	$1,500	$1,250	($250)
60-40-500	Vehicle Maintenance - Bldg/Zoning	$104	$73	$500	$500	$0
60-40-600	Insurance - Bldg/Zoning	$269	$453	$900	$900	$0
60-40-700	Gas & Oil - PW	$21,481	$20,557	$32,000	$30,000	($2,000)
60-40-800	Vehicle Maintenance - PW	$6,682	$12,594	$12,000	$13,000	$1,000
60-40-900	Insurance - PW	$4,031	$6,793	$6,750	$7,750	$1,000
60-40-930	Gas & Oil - Golf	$1,787	$1,242	$1,750	$1,500	($250)
60-40-940	Vehicle Maintenance - Golf	$1,835	$152	$750	$1,000	$250
60-40-950	Insurance - Golf	$269	$453	$500	$500	$0
60-40-905	Contingency	$0	$0	$0	$0	$0
		$48,522	**$52,868**	**$67,150**	**$67,400**	**$250**

EQUIPMENT EXPENDITURES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
60-60-100	Capital Outlay	$0	$0	$8,000	$0	($8,000)
60-60-400	Rent Expense	$17,219	$15,167	$22,000	$22,000	$0
60-70-200	Depreciation	$79,777	$74,242	$74,618	$89,426	$14,807
		$96,997	**$89,409**	**$104,618**	**$111,426**	**$6,807**

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	CHANGE
GRAND TOTAL	**$145,518**	**$142,277**	**$171,768**	**$178,826**	**$7,057**
NET TOTALS	**$50,128**	**$17,302**	**$0**	**$0**	**$0**

NET POSITION	FY 2015 BUDGET	FY 2016 BUDGET
Beginning Unrestricted Net Position	$134,235	$189,610
Change of Unrestricted Position	$50,000	
Remaining Unrestricted Net Position	$184,235	**$189,610**

CAPITAL OUTLAY

2016 GMC Sierra K2500 SLT Crew
2016 Toyota Camry
2016 Ford F150

Vehicle Replacement Schedule

Vehicle Description	FY 2015 Budget		FY 2016 Budget		FY 2017 Budget		FY 2018 Budget		
	Sell	Buy	Sell	Buy	Sell	Buy	Sell	Buy	
PW 2014 Ford F150									3 years
PW 2009 GMC Sierra 3500HD FLATBED									4 years
PW 2012 GMC Sierra 3500									3 years
PW 2014 Ford F150									3 years
PW 2012 GMC Sierra 3500									3 years
PW 2005 GMC Sierra									At least 6 years
PW 2006 International Bobtail									At least 6 years
PW 2007 International Bobtail									At least 6 years
PW 2012 Freightliner 10 Wheeler									At least 6 years
PW 2012 Tesco Dump Body for 10 Wheeler									At least 6 years
PW 2009 Honda ATV									6 years
PW 2014 Ford F150 Super Crew									3 years
B&Z 2012 GMC Canyon Ex Cab									3 years
CS 2013 Ford F150									3 years
AD 2013 GMC Sierra Crewcab									3 years
AD 2013 Toyota Camry									3 years
Cash Outflow for Purchases		**$126,600**		**$94,500**		**$83,500**		**$81,000**	
Cash Inflow for Sales		**$76,000**		**$65,000**		**$57,500**		**$55,000**	
		$50,600		**$29,500**		**$26,000**		**$26,000**	

	Orignal Price	Estimated Sell Price	Months Used	Average Monthly Cost	Replacement Cost	
2014-2015 Estimated Disposals						
2012 GMC Canyon SLE	$ 22,417.60	$ 20,000.00	36	$ 67.16	$ 24,988.76	2015 Ford XL 5.0 V8
2012 GMC Sierra 3500	$ 25,356.04	$ 20,000.00	36	$ 148.78	$ 28,447.20	
2012 GMC Sierra 3500	$ 25,356.04	$ 20,000.00	36	$ 148.78	$ 28,447.20	
2005 GMC Sierra 3500 Diesel	$ 24,218.00	$ 12,000.00	127	$ 96.20	$ 36,607.60	
2015-2016 Estimated Disposals						
2013 Ford F150	$ 20,947.15	$ 17,000.00	36	$ 109.64	$ 25,500.00	
2013 GMC Sierra Crewcab	$ 43,743.40	$ 30,000.00	36	$ 381.76	$ 46,000.00	
2013 Toyota Camry	$ 22,145.49	$ 18,000.00	36	$ 115.15	$ 23,000.00	