



## ALPINE CITY COUNCIL MEETING AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah will hold a Public Meeting on **Tuesday, April 24, 2018 at 7:00 pm** at Alpine City Hall, 20 North Main, Alpine, Utah as follows:

**I. CALL MEETING TO ORDER \*Council Members may participate electronically by phone.**

- A. Roll Call:** Mayor Troy Stout
- B. Prayer:** Troy Stout
- C. Pledge of Allegiance:** By invitation

**II. CONSENT CALENDAR**

- A. Minutes of the City Council Meeting of April 10, 2018**
- B. 100 South Improvement – Overlay Change Order**

**III. PUBLIC COMMENT**

**IV. REPORTS and PRESENTATIONS**

- A. Financial Report for March 2018**

**V. ACTION/DISCUSSION ITEMS**

- A. PUBLIC HEARING – Lambert Park Plan for Motorized Vehicles:** The City Council will receive input on motorized vehicles in Lambert Park.
- B. Motorized Vehicles in Lambert Park:** The City Council will consider public input and take action on a plan for Lambert Park.
- C. North Point Plat C – Final Plat Approval – Marcus Watkins:** The City Council will consider granting final approval to a 3-lot minor subdivision located on Heritage Hills Drive in the CR-20,000 zone.

**VI. STAFF REPORTS**

**VII. COUNCIL COMMUNICATION**

**VIII. EXECUTIVE SESSION:** Discuss litigation, property acquisition or the professional character, conduct or competency of personnel.

**ADJOURN**

Mayor Troy Stout  
April 20, 2018

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 4.  
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main and sent by e-mail to The Daily Herald located in Provo, UT, a local newspaper circulated in Alpine, UT. This agenda is also available on our web site at [www.alpinecity.org](http://www.alpinecity.org) and on the Utah Public Meeting Notices website at [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html)

# PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

## Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

**ALPINE CITY COUNCIL MEETING**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**April 10, 2018**

**I. CALL MEETING TO ORDER:** The meeting was called to order at 7:05 pm by Mayor Troy Stout.

**A. Roll Call:** The following were present and constituted a quorum:

Mayor Stout

Council Members: Jason Thelin, Ramon Beck, Carla Merrill, Kimberly Bryant, Lon Lott

Staff: Shane Sorensen, Charmayne Warnock, David Church, Austin Roy, Police Chief Brian Gwilliam, Fire Chief Reed Thompson

Others: Loraine Lott, Brent Oakeson – ULGT, Laura St. Onge, Will Jones, Ed Bush, Richard James, Sylvia Christiansen, Logan Belcher

**B. Prayer:** Kimberly Bryant

**C. Pledge of Allegiance:** Logan Belcher

**II. CONSENT CALENDAR**

**A. Minutes of the City Council meeting of March 27, 2018**

**B. Bond Release #3 – Three Falls Phase 3 - \$328,512.66**

**C. Partial Payment and Change Order – STAPP Construction – Waterline Replacement East Mtn. Circle**

**MOTION:** Lon Lott moved to approve the Consent Calendar. Ramon Beck seconded. Ayes 5 Nays: 0. Lon Lott, Kimberly Bryant, Carla Merrill, Ramon Beck, Jason Thelin voted aye. Motion passed.

**III. PUBLIC COMMENT**

Will Jones said he had several items.

- By Wednesday people would be able to ride the trail in Three Falls subdivision across Sliding Rock. There were trails for bikers, hikers, equestrians. They were about to propose a trail through Schoolhouse Springs to Lehi. There would be a seven-mile loop.
- He thanked Shane Sorensen and Lon Lott along with a volunteer youth group for their work in planting 400 seedlings in Lambert Park. He wondered if they could plant more seedlings a little higher. There were still a lot of things to do and he recommended that if there any Eagle Scout projects, they consider projects in Lambert Park. (Lon Lott would have photos of the planting day to show later in the meeting.)
- He said the best trail builder was Ace Trails. They were going to be doing some work for them in Three Falls. He said he'd like to see the City hire Ace Trails to build multiuse trails in Lambert Park and showed on the map the possible location. They could use the Lambert Park funds for it.
- He asked about opening the restrooms in Lambert Park. Shane Sorensen said there were concerns about freezing but the weather was getting better.
- Trail Day was May 19<sup>th</sup>. He'd like to have an article about Trail Day in the Newline, etc.

Laura St. Onge said she would like to see some resolution on the cemetery gates. Kids were up there at night smoking pot in her backyard.

Mayor Stout said the Council had looked at a proposal for gates and decided the proposed gates were very expensive and would not accomplish what they wanted in keeping people out of the cemetery at night. They were looking for another design.

Lon Lott said they planned to go to the cemetery and take some measurement. The problem was the ground sloped which created a problem with opening the gates. They couldn't swing into the hill. They needed to go onsite and see what would work.

1  
2 Jason Thelin questioned if putting up gates would prevent kids from walking into the cemetery at night. Mrs. St.  
3 Onge said it would because they were too lazy walk.  
4

#### 5 **IV. REPORTS and PRESENTATIONS**

6  
7 **A. ULGT: Presentation of TAP Award – Brent Oakeson:** Mr. Oakeson presented the TAP Award to  
8 Alpine City for accomplishing a number of goals relative to employee safety. He said he appreciated the partnership  
9 with the City and noted that there were no accidents last year. Shane Sorensen said Cortnie Graham had pulled  
10 everything together and got the credit. The award included a check for \$3,078 which was 3% of the insurance  
11 premium the City paid to the Trust. They planned to invest it back into safety equipment.  
12

13 **B. Emergency Plan for Schools – Chief Brian Gwilliam:** Chief Gwilliam said that in view of the events  
14 across the country (school shootings, etc.), they were actively addressing emergency planning in the schools. Kids  
15 were their number one priority and they needed a safe learning environment. He said the police had a presence in all  
16 the schools in Alpine and Highland. They taught a safety program and would be signing about 700 certificates for  
17 those who participated. One of their objectives was to create relationships with the students. Students were more  
18 likely to come to an officer and report an incident or solve a problem if there was a relationship. He said they were  
19 developing a protocol plan in conjunction with the schools. For obvious security reasons, the plans would not be  
20 discussed.  
21

22 Mayor Stout asked if they still used the canines in the schools. Chief Gwilliam said they had retired one canine and a  
23 new one was being certified. The kids loved the dogs when they took them to the school. In response to a question  
24 about protection for the dogs, he said a resident had offered to purchase bulletproof canine vests.  
25

#### 26 **V. ACTION/DISCUSSION ITEMS**

27  
28 **A. General Plan Review:** The General Plan update had begun when Jason Bond was the City Planner. It  
29 was about 75% complete when Austin Roy took over near the end of 2017.  
30

31 Mayor Stout said he envisioned the General Plan Review to be more of a process. The Council would be reviewing  
32 it over the next few months rather than make a motion to approve it that evening.  
33

34 Austin Roy said the Planning Commission had worked on updating the General Plan for almost two years. Their  
35 objective was to make it more concise and simple. The previous plan was quite detailed and not something they  
36 referred to every day. The goal was to make the plan more accessible. It was broken into the following elements:  
37

- 38 1. Land Use
  - 39 Goals and Policies
  - 40 Land Use Map
- 41 2. Transportation and Traffic Circulation
  - 42 Goals and Policies
  - 43 Street Improvement Plan
  - 44 Street Master Plan
- 45 3. Moderate Income Housing
  - 46 Goals and Policies
- 47 4. Parks, Recreation, Trails, and Open Space
  - 48 Goals and Policies
  - 49 Moyle Park Master Plan
  - 50 Dry Creek Corridor Master Plan
  - 51 Trail Master Plan
  - 52 Lambert Park – Goals and Policies
  - 53 Lambert Park Master Plan
- 54 5. Economic Development
  - 55 Goals and Policies

1 Ramon Beck asked if the updated plan was consistent with the current City ordinances. Shane Sorensen had noted in  
2 his memo that ADU (accessory dwelling units) were noted in the updated General Plan but were not included in the  
3 current ordinance. If the Council was in favor of them, changes would need to be made.  
4

5 Lon Lott asked if the General Plan would need to be reviewed by legal counsel.  
6

7 David Church said the General Plan was an aspirational document. The city ordinances were what brought it to  
8 fruition. The Council needed to make sure the current ordinances were moving the city toward a plan they wanted to  
9 accomplish. He said the only legal pitfall was moderate income housing. The Legislature did not make distinctions  
10 between different cities and say, it is too expensive to live in this town so they will be exempt from meeting the  
11 requirements. The compromise the cities needed to make was to have a plan for moderate income housing. It was a  
12 hot issue in the state right now. He clarified that it was a requirement to have a plan for moderate income housing,  
13 not low-income housing. Cities were to have affordable housing for people who made 80% of the median income in  
14 the Utah County area.  
15

16 Troy Stout said that years ago, the City tried to meet the requirement by allowing accessory apartments in homes.  
17

18 David Church said he wasn't sure that actually satisfied the intent. Cities that did not comply with moderate income  
19 housing requirements would lose sales tax revenue. Currently the state just had a reporting requirement. Larger  
20 cities had housing authorities where they subsidized housing. Park City required developers to have so many  
21 apartments that must be rented at a moderate-income rate. He said one of the problems was that income levels were  
22 not keeping up with the inflation in housing costs. He noted that in state meetings, Alpine City had been listed as  
23 uncooperative and was not doing its part in providing moderate income housing.  
24

25 Jason Thelin asked what the median numbers were. Alpine may not be able to meet it just by going down to 10,000  
26 square foot lots. Would they have to have high rise apartments? David Church said some cities allowed more density  
27 and required lots to be deed restricted for cost.  
28

29 Ramon Beck asked if was better to do something now or wait until they were forced? David Church said that right  
30 now the cities were being required to plan. Whatever Alpine's plan was going to be, they needed to collect  
31 information biannually to prepare the report. He said the problem was not going to be solved by just having senior  
32 housing. The problem was providing housing for young families. It was not healthy for a community to be made up  
33 of mostly senior citizens. With no young families, they had to start closing schools.  
34

35 Mayor Stout suggested they discuss the General Plan in future meetings, tackling each issue one at a time. Lon Lott  
36 suggested they also update the maps as they went through the process.  
37

38 **B. Lambert Park – Motorized Vehicle Use:** Mayor Stout said that in January 2018, the Council closed  
39 the park down to motorized vehicles for the second time. The ban expired May 1st of this year so they had until then  
40 to come up with a long-term plan, but that was not saying the plan would stay in place indefinitely. He proposed  
41 they hold a public hearing at the next meeting on April 24<sup>th</sup> and have some options to present so the public had  
42 something to respond to. Mayor Stout said there were two choices because he didn't think anyone wanted to see a  
43 free-for-all. They were considering either shutting it down to motorized vehicle use completely or opening it up to  
44 very limited and highly managed use that could be enforced. There would be some allowances to take further  
45 measures as needed.  
46

47 Mayor Stout said that several years ago, the Council decided to impose a 15-mph speed limit in the park and if it  
48 was ignored, they would close the park down to vehicles. However, they didn't follow through with closing it down  
49 until they had the fire last summer. If the Council did decide to allow some motorized use, they would need to  
50 identify where it was allowed and plow up the other roads.  
51

52 Shane Sorensen pointed out on the map where the various utility line/easements were. Usually they were under  
53 gravel roads for ease of maintenance. Plus, if they closed the park down too much, it could cause problems when  
54 fighting fires, plus the roads created firebreaks.  
55

1 Brian Gwilliam said the police had polled riders in Lambert Park when it was first closed to vehicles and about 90%  
2 of them were from Alpine.  
3

4 There was more discussion about motorized vehicles in the park after which Mayor Stout summarized the two  
5 options. One was to leave it as it was currently with the park closed to motorized vehicles except for the Bowery and  
6 the rodeo grounds. City maintenance crews would use specific roads. The other option was to leave some roads open  
7 for some kind of restricted access. He polled the Councilmembers on their thoughts. Carla Merrill, Ramon Beck, and  
8 Lon Lott leaned toward allowing some restricted access. Kimberly Bryant and Jason Thelin felt it would be better to  
9 close the park.  
10

11 Chief Brian Gwilliam said the straight road was the place where kids liked to go fast. That was where they saw most  
12 of the speeding problems and dust. He said he was easier to enforce the restrictions when it was all or nothing.  
13 Lambert Park was in two sections with the Bowery and rodeo grounds on the north. He said he would like to see the  
14 south end and the straight road closed. When it was closed last summer, people were the most vocal about the  
15 closure in the first couple of days, but they hadn't heard much from them since. He said the City had set a level of  
16 expectation for motorized use when they closed it last summer. If the City pulled back from it, it was like hitting a  
17 reset button and it started all over again.  
18

19 Chief Reed Thompson asked about the emergency access road and whether it was intended to be all-weather  
20 accessible 365 days a year. He asked if it met the weight limits for large emergency vehicles.  
21

22 Mayor Stout asked if they had to plow the emergency road in the winter to maintain it. David Church said it had to  
23 meet the current fire code and whatever it required. The code might be different from when the Box Elder  
24 subdivision was created.  
25

26 **C. Speed Control Discussion:** In response to complaints about speeding in Alpine and what might be  
27 done about it, City Engineer Jed Muhlestein had contacted a number of other cities to find out what traffic calming  
28 strategies they used. Twenty-two cities responded to his query. He compiled the information into an 87-page report  
29 which Shane Sorensen had handed out to the City Council at the previous meeting for them to review. Jed  
30 Muhlestein included a memo summarizing some of the information.  
31

32 Shane Sorensen noted that it was the people who lived in Alpine that were the problem. He said one of the things  
33 other cities did was stripe the road to give it a narrower feeling, which slowed traffic.  
34

35 Carla Merrill said she thought that initially they should have a process to determine if a speeding problem actually  
36 existed. Shane Sorensen said the actual speed of a big truck was often less than the perception. The median speed  
37 many not be as high as some thought.  
38

39 Lon Lott said he would like to provide an opportunity for Mrs. St. Onge to sit on a committee and come up with  
40 some solutions. They could put more money into speed counting devices and have actual numbers for certain times of  
41 the day. The police could then enforce the speed limit during those times, which slowed traffic, then move on to  
42 another area and do the same thing. They could have a complaint form for people to fill out.  
43

44 It was suggested the Council hold a work session on the issue. School would be out and there would be more kids on  
45 the streets. Jason Thelin said there were people in the community who would want to participate on a committee.  
46 They could have representatives from different places in the city. Lon Lott suggested the committee consist of  
47 residents, staff, a council member, and someone from law enforcement. David Church recommended it be a short-  
48 term ad hoc committee that didn't have to comply with noticing requirements, etc.  
49

50 Jason Thelin suggested the committee take a page of the Newsline and advertise data from the traffic sensors. He  
51 felt that if people owned it, they would run with it. There could be a link to a website for current information.  
52

53 **MOTION:** Lon Lott moved to form a committee to address speed concerns in Alpine and also look at this year's  
54 budget to include money for traffic counting equipment, adopt a no-speed-bump policy, and have the City Council  
55 approve the composition of the ad hoc committee. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Lon Lott,  
56 Kimberly Bryant, Carla Merrill, Ramon Beck, Jason Thelin voted aye. Motion passed.

1  
2       **D. Tentative, Tentative Budget Discussion:** Shane Sorensen said the budget for the next fiscal year was  
3 still a work in progress. Printouts of the tentative budget were handed out at the meeting and reviewed. The budget  
4 included a new staff position for an events coordinator at \$20/hour. It also proposed an additional part-time  
5 employee who would work in the building department. The Youth Council wanted to increase their budget and  
6 wanted to have the City pay for the dinner they held for First Responders rather than holding fundraisers. The  
7 budget included an increase to \$40,000 for the deer control program. It was \$20,000 the previous year. The budget  
8 also included the Equipment Replacement Schedule and funding.  
9

10 The Lone Peak Public Safety District was still putting together their final budget. Alpine City's proposed share of  
11 the tentative budget was \$2,062,328.57. The District was planning a joint meeting on April 19<sup>th</sup> to discuss the budget  
12 with the three cities (Alpine, Highland, and Cedar Hills), which participated in the District.  
13

14       **E. Smooth Canyon Park Improvements:** Shane Sorensen said the Council had originally allocated  
15 \$50,000 for a playground in the Smooth Canyon Park. The landscape architect had provided a plan which was  
16 included in the packet. It showed a pavilion with the option of another one with shade trees. He said that because of  
17 the tariff on steel, the cost of things had increased. He asked the Council to consider approving an additional  
18 \$75,000 for the improvements. He said they hoped to have it done by June 30<sup>th</sup>.  
19

20 Lon Lott noted that with the increased use of the park, they would need more parking, and parking was already a  
21 problem. He suggested repositioning the playground to provide more parking area which would be more accessible.  
22

23 Mayor Stout said he would like to move forward with the improvements and look at the parking issue.  
24

25 **MOTION:** Kimberly Bryant moved to approve the additional expenditure of \$75,000 for improvements to the  
26 Smooth Canyon Park and address the position of the playground equipment to create more parking. Ramon Beck  
27 seconded. Ayes: 5 Nays: 0. Kimberly Bryant, Ramon Beck, Carla Merrill, Jason Thelin, Lon Lott voted aye. Motion  
28 passed.  
29

30       **F. Fire Restriction Map:** At the meeting of March 27, 2018, the Council discussed recent state  
31 legislation which gave municipalities a little more discretion in the use of fireworks in their city. Due to fire hazards  
32 in and around Alpine, the Council directed staff to update the Fireworks Restriction Map for 2018 to reflect new  
33 restrictions. City Engineer Jed Muhlstein update the map to widen the buffer zone along waterways to 200 feet on  
34 either side of the stream as allowed by legislation.  
35

36 **MOTION:** Jason Thelin moved to approve the updated Fire Restriction Map for 2018 with the note to add shading  
37 along the streambed buffer zone. Kimberly Bryant seconded. Ayes: 5 Nays: 0. Jason Thelin, Ramon Beck, Carla  
38 Merrill, Kimberly Bryant, Lon Lott voted aye. Motion passed.  
39

40 Fire Chief Reed Thompson said the other two cities in the District were working on updating their maps. The new  
41 map needed to be published through signage, social media, and fireworks distributors.  
42

## 43 **VI. STAFF REPORTS**

44  
45 Fire Chief Reed Thompson said he had been meeting with a volunteer communication group and working the state  
46 and schools. They had a narrow band frequency communication to deal with emergency communications. A test  
47 went out between sessions of LDS Conference about a week ago. There would be additional testing done at the  
48 schools on April 19<sup>th</sup> which was the Great Shakeout Day. They were working with the churches and schools to make  
49 sure the equipment worked well.  
50

51 David Church said he had met for two hours with Rob Wallace, the insurance adjuster, general counsel for the  
52 insurance company, and others in preparation for the lawsuit. He said he could update the Council in an executive  
53 session after the regular meeting.  
54

55 Shane Sorensen said he'd sent an email to Timberline Middle School about the parking problems on the streets by  
56 the school.

1  
2 **VII. COUNCIL COMMUNICATION**  
3

4 Troy Stout had several items.

- 5 • He had met with the Youth Council and talked about their budget needs. They had great youth who wanted  
6 to participate, and he'd like to encourage that as much as possible. Sending the kids to the Leadership  
7 Conference at USU was very beneficial, but they had narrowed it down to five kids because they couldn't  
8 afford to send more, thus the need for more funding.  
9 • The City had reapplied for a deer-trapping license but hadn't heard back yet.  
10 • He asked when the work at the intersection of SR-92 and Canyon Crest Road would be done. Shane  
11 Sorensen said he was told they were would begin work as soon as school let out.  
12

13 Kimberly Bryant said there were some new adult leaders for the Youth Council. They put so much work into it and  
14 she seen the leaders contribute their own money for activities when they shouldn't have to do so. She said they went  
15 over the list of activities but there were so many worthwhile things they did, it was hard to eliminate anything. On  
16 Memorial Day, the Youth Council would be putting flags on the Veterans' graves. They did a lot of service for the  
17 senior citizens and the kids in the community. They were also trying to do some legislative type things and would  
18 like to shadow the Council. She said the Youth Council put on the Easter Egg Hunt and it went really well. She  
19 appreciated the use of Jason Thelin's sound system.  
20

21 Lon Lott showed the photos he took of the Lambert Park Planting Day. They had a group of honor students for Sky  
22 Ridge High School help and they did amazing work. Evert Williams, who was on the trail committee, was a teacher  
23 at Sky Ridge. He said each student brought a gallon water jug to water the seedlings when they were planted.  
24

25 Carla Merrill said the soccer teams had done a great job keeping people from parking on the street at Timberline.  
26 There were others who used Burgess Park that didn't do as well.  
27

28 **VIII. EXECUTIVE SESSION**  
29

30 **MOTION:** Lon Lott moved to go into Executive Session to discuss litigation. Ramon Beck seconded. Ayes: 5  
31 Nays: 0. Lon Lott, Kimberly Bryant, Carla Merrill, Ramon Beck, Jason Thelin voted aye. Motion passed.  
32

33 The Council went into Executive Session at 9:55 pm.  
34

35 The Council returned to open meeting at 10:10 pm.  
36

37 **MOTION:** Ramon Beck moved to adjourn. Kimberly Bryant seconded. Ayes: 4 Nays: 0. Ramon Beck, Carla  
38 Merrill, Kimberly Bryant, Lon Lott voted aye. Motion passed. Jason Thelin was not present.  
39

40 The meeting adjourned at 10:10 pm.  
41  
42  
43  
44  
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46  
47  
48  
49

# Memo



**To:** Mayor Stout and City Council  
**From:** Shane L. Sorensen, P.E., City Administrator/Public Works Director  
**Date:** April 19, 2018  
**Subject:** 100 South Improvement Project – Change Order No. 1

The original plan for the 100 South Improvement Project was to complete the piping of the ditch, replace the culinary water line, install curb and gutter and then patch the water line trench and the area between the new curb and the existing asphalt. The second part of the plan was to construct a new asphalt overlay on 100 South from 600 to 800 East as part of our annual overlay project that would take place in August.

Retrofit projects are always a challenge to make the old and new fit together and have a project that looks nice in the end. Due to some issues that came up during the design of the project, we want to totally complete the project now including the asphalt overlay. We asked our contractor, Red Pine Construction, for a bid to complete the work. They came back with a cost that was more than we had anticipated based on our 2017 overlay bids. Red Pine went back to their contractor and refined their numbers, which brought the costs in-line with our previous pricing. After receiving credit for an asphalt patch that will not be required by proceeding this way, the total change order is \$39,585. See attached. The money will come from Class C road funds. We have the money in our current budget due to the Grove Drive project not moving forward during this budget year. We feel that this road has been closed long enough due to construction and that having it totally complete will go over well with the residents.

We recommend moving forward with the proposed change order to complete the 2” overlay on 100 South.



<b>To:</b> Alpine City	<b>Contact:</b>
<b>Address:</b> Alpine City, UT	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Alpine 100 South Road Project	<b>Bid Number:</b>
<b>Project Location:</b>	<b>Bid Date:</b>

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
40	2" Asphalt Patch	-2,950.00	SF	\$1.40	(\$4,130.00)
	Level Course	105.00	TON	\$87.00	\$9,135.00
	Edge Mill	1,600.00	LF	\$2.35	\$3,760.00
	2" Overlay	33,500.00	SF	\$0.92	\$30,820.00

**Total Bid Price: \$39,585.00**

**Notes:**

- Bid does not include permit fees, bonds, testing, or suveying.
- Bid does not include rock removal, winter conditions, dewatering, monuments, disposal of unknown elements or traffic control unless listed above.
- Water for compaction and dust control will be available on site free of charge.
- Bid is for items listed specifically above and is conditioned on acceptance of all items.
- Bid is based on current prices of materials and fuel. Any increases will be passed on to owner.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Red Pine Construction</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> _____</p>
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# Budget Report for March 2018

## Alpine City - General Fund FY 2017/2018 Budget

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
<b>Taxes</b>				
Property taxes	\$ 1,120,000	\$ 1,236,352	110%	\$ 1,250,000
Redemption taxes	84,000	124,184	148%	125,000
Sales tax	1,050,000	807,334	77%	1,125,000
Motor vehicle taxes	106,000	69,673	66%	80,000
Franchise fees	630,000	295,063	47%	575,000
Penalties & interest on delinquent	1,500	3,337	222%	3,337
<b>Total Taxes</b>	<b>\$ 2,991,500</b>	<b>\$ 2,535,943</b>	<b>85%</b>	<b>\$ 3,158,337</b>
<b>License and Permits</b>				
Business licensed & fees	\$ 18,000	\$ 19,300	107%	\$ 20,000
Plan check fees	105,000	142,427	136%	150,000
Building permits	170,000	236,005	139%	275,000
Building permit assessment	1,700	2,374	140%	2,500
<b>Total License and Permits</b>	<b>\$ 294,700</b>	<b>\$ 400,106</b>	<b>136%</b>	<b>\$ 447,500</b>
<b>Intergovernmental Revenue</b>				
Municipal recreation grant	\$ 5,400	\$ 5,404	100%	\$ 5,404
<b>Total Intergovernmental</b>	<b>\$ 5,400</b>	<b>\$ 5,404</b>	<b>100%</b>	<b>\$ 5,404</b>
<b>Charges For Service</b>				
Zoning & subdivision fees	\$ 10,000	\$ 12,100	121%	\$ 15,000
Annexation applications	500	500	100%	500
Sale of maps and publications	50	18	36%	50
Public safety district rental	38,516	19,258	50%	38,516
Waste collections sales	495,000	384,054	78%	495,000
Youth council	1,300	1,318	101%	1,500
Sale of cemetery lots	6,000	6,660	111%	7,500
Burial fees	20,000	34,475	172%	36,000
<b>Total Charges for Service</b>	<b>\$ 571,366</b>	<b>\$ 458,383</b>	<b>80%</b>	<b>\$ 594,066</b>
<b>Fines and Forfeitures</b>				
Fines	\$ 42,000	\$ 31,339	75%	\$ 42,000
Other fines	2,000	13,464	673%	15,000
Traffic school	500	5,490	1098%	5,500
<b>Total Fines and Forfeitures</b>	<b>\$ 44,500</b>	<b>\$ 50,293</b>	<b>113%</b>	<b>\$ 62,500</b>
<b>Rents &amp; Other Revenues</b>				
Recycling	\$ -	\$ 98	100%	\$ 100
Rents & concessions	34,000	23,812	70%	34,000
Sale of City land	-	-	0%	-
<b>Total Rents &amp; Other Revenues</b>	<b>\$ 34,000</b>	<b>\$ 23,910</b>	<b>70%</b>	<b>\$ 34,100</b>

**Alpine City - General Fund-Continued**  
**FY 2017/2018 Budget**

Revenues-continued	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
<b>Interest &amp; Misc Revenues</b>				
Interest earnings	\$ 20,000	\$ 185,625	928%	\$ 40,000
Alpine Days revenue	40,000	72,656	182%	75,000
Rodeo revenue	20,000	11,594	58%	20,000
Bicentennial books	500	420	84%	500
Sundry revenues	-	215,131	100%	225,000
<b>Total Miscellaneous Revenues</b>	<b>\$ 80,500</b>	<b>\$ 485,426</b>	<b>603%</b>	<b>\$ 360,500</b>
<b>Transfers &amp; Contributions</b>				
Fund balance appropriation	\$ 859,295	\$ -	0%	\$ 359,295
Contribution for paramedic	29,500	20,816	71%	29,500
<b>Total Contributions &amp; Transfers</b>	<b>\$ 888,795</b>	<b>\$ 20,816</b>	<b>2%</b>	<b>\$ 388,795</b>
<b>Total General Fund Revenues</b>	<b>\$ 4,910,761</b>	<b>\$ 3,980,281</b>	<b>81%</b>	<b>\$ 5,051,202</b>

**Alpine City - General Fund-Continued  
FY 2017/2018 Budget**

Expenditures	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Administration	\$ 383,350	\$ 273,456	71%	\$ 383,350
Court	85,200	83,884	98%	92,000
Treasurer	34,550	14,129	41%	34,550
Elections	20,500	17,176	84%	20,500
Government Buildings	93,400	50,164	54%	93,400
Emergency Services	1,839,984	1,539,790	84%	1,950,000
Building Inspection	145,700	106,259	73%	145,700
Planning & Zoning	210,700	131,037	62%	210,700
Streets	534,927	220,096	41%	534,927
Parks & Recreation	408,950	314,100	77%	425,000
Cemetery	154,900	100,288	65%	154,900
Garbage	482,600	310,910	64%	482,600
Miscellaneous	516,000	13,472	3%	16,000
<b>Total General Fund Expenditures</b>	<b>\$ 4,910,761</b>	<b>\$ 3,174,761</b>	<b>65%</b>	<b>\$ 4,543,627</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 805,520</b>		<b>\$ 507,575</b>
<b>Fund Balance Beginning of Year</b>				<b>\$ 947,253</b>
<b>Projected Surplus/(Deficit)</b>				<b>\$ 507,575</b>
<b>Appropriate fund balance/Reserves</b>				<b>\$ (359,295)</b>
<b>Ending Fund Balance</b>				<b>\$ 1,095,533</b>
<b>Fund Balance Percentage</b>				
<b>General Fund Balance per state law needs to between 5% and 25% (Current projected fund balance)</b>				<b>22.31%</b>

**CLASS C ROADS**  
**FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Interest earnings	\$ -	\$ -	0%	\$ -
Class "B&C" Road allotment	385,000	285,077	74%	385,000
Appropriation of fund balance	195,000	-	0%	195,000
<b>Total Revenues</b>	<b>\$ 580,000</b>	<b>\$ 285,077</b>	<b>49%</b>	<b>\$ 580,000</b>

Expenditures	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	580,000	330,126	57%	580,000
Reserves	-	-	0%	-
<b>Total Capital Expenditures</b>	<b>\$ 580,000</b>	<b>\$ 330,126</b>	<b>57%</b>	<b>\$ 580,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ (45,049)</b>		<b>\$ -</b>

<b>Fund Balance Beginning of Year</b>	<b>\$ 865,283</b>
<b>Projected Surplus/(Deficit)</b>	<b>\$ -</b>
<b>Appropriate fund balance\Reserves</b>	<b>\$ (195,000)</b>
<b>Ending Fund Balance</b>	<b>\$ 670,283</b>

**Recreation Impact Fee Funds  
FY 2017/2018 Budget**

<b>Revenues</b>	<b>Budget FY 2018</b>	<b>Actual To Date FY 2018</b>	<b>75.0% Percent Target</b>	<b>Year End Projected Amount</b>
Recreation facility fees	\$ 20,500	\$ 102,144	<b>498%</b>	\$ 125,000
Interest earnings	4,500	-	<b>0%</b>	4,500
Appropriation of fund balance	25,000	-	<b>0%</b>	25,000
<b>Total Revenues</b>	<b>\$ 50,000</b>	<b>\$ 102,144</b>	<b>204%</b>	<b>\$ 154,500</b>

<b>Expenditures</b>	<b>Budget FY 2018</b>	<b>Actual To Date FY 2018</b>	<b>75.0% Percent Target</b>	<b>Year End Projected Amount</b>
Park system	\$ 50,000	-	<b>0%</b>	\$ 80,000
Miscellaneous	-	-	<b>0%</b>	50,000
<b>Total Capital Expenditures</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 130,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 102,144</b>		<b>\$ 24,500</b>

**Fund Balance Beginning of Year** **\$ 8,014**

**Projected Surplus/(Deficit)** **\$ 24,500**

**Appropriate fund balance\Reserves** **\$ (25,000)**

**Ending Fund Balance** **\$ 7,514**

**Impact Fee Funds Streets  
FY 2017/2018 Budget**

<b>Revenues</b>	<b>Budget FY 2018</b>	<b>Actual To Date FY 2018</b>	<b>75.0% Percent Target</b>	<b>Year End Projected Amount</b>
Streets & transportation fees	\$ 22,000	\$ 72,707	<b>330%</b>	\$ 100,000
Interest earnings	-	-	<b>0%</b>	-
Appropriation of fund balance	182,000	-	<b>0%</b>	182,000
<b>Total Revenues</b>	<b>\$ 204,000</b>	<b>\$ 72,707</b>	<b>36%</b>	<b>\$ 282,000</b>

<b>Expenditures</b>	<b>Budget FY 2018</b>	<b>Actual To Date FY 2018</b>	<b>75.0% Percent Target</b>	<b>Year End Projected Amount</b>
Streets & transport	\$ 204,000	20,587	<b>10%</b>	\$ 204,000
Reserves	-	-	<b>0%</b>	-
<b>Total Capital Expenditures</b>	<b>\$ 204,000</b>	<b>\$ 20,587</b>	<b>10%</b>	<b>\$ 204,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 52,120</b>		<b>\$ 78,000</b>

**Fund Balance Beginning of Year** \$ 270,342

**Projected Surplus/(Deficit)** \$ 78,000

**Appropriate fund balance\Reserves** \$ (182,000)

**Ending Fund Balance** \$ 166,342

**Alpine City - Capital Projects Fund  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 7,000	\$ -	0%	\$ 7,000
Transfer from General Fund	500,000	-	0%	500,000
Contributions from builders	-	17,340	100%	17,340
Fund Balance appropriation	444,900	-	0%	444,900
<b>Total Revenues</b>	<b>\$ 951,900</b>	<b>\$ 17,340</b>	<b>2%</b>	<b>\$ 969,240</b>

Expenditures	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Capital outlay other	\$ 506,500	15,156	3%	\$ 506,500
Capital outlay buildings	425,000	366	0%	425,000
Capital outlay equipment	20,400	5,149	25%	20,400
<b>Total Capital Expenditures</b>	<b>\$ 951,900</b>	<b>\$ 20,671</b>	<b>2%</b>	<b>\$ 951,900</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ (3,331)</b>		<b>\$ 17,340</b>

<b>Fund Balance Beginning of Year</b>	<b>\$ 2,381,602</b>
<b>Projected Surplus/(Deficit)</b>	<b>\$ 17,340</b>
<b>Appropriate fund balance\Reserves</b>	<b>\$ (444,900)</b>
<b>Ending Fund Balance</b>	<b>\$ 1,954,042</b>

**Alpine City - Water Utility  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
<b>Operating Revenues</b>				
Metered water sales	\$ 560,000	\$ 514,357	92%	\$ 600,000
Other water revenue	5,000	14,427	289%	15,000
Water connection fee	5,000	4,840	97%	6,000
Penalties	5,500	4,270	78%	5,500
<b>Total Miscellaneous Revenues</b>	<b>\$ 575,500</b>	<b>\$ 537,894</b>	<b>93%</b>	<b>\$ 626,500</b>
<b>Miscellaneous</b>				
Interest earned	\$ 19,000	\$ -	0%	\$ 28,000
Appropriated fund balance	836,450	-	0%	836,450
<b>Total Utility Revenue</b>	<b>\$ 855,450</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 864,450</b>
<b>Total Utility Fund Revenues</b>	<b>\$ 1,430,950</b>	<b>\$ 537,894</b>	<b>38%</b>	<b>\$ 1,490,950</b>

Expenses	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Water operating	\$ 387,300	\$ 289,176	75%	387,300
Depreciation	255,000	-	0%	255,000
Capital outlay- Buildings	50,000	-	0%	50,000
Capital outlay- Improvements	730,000	113,101	15%	730,000
Capital outlay- Equipment	8,650	8,274	96%	8,650
<b>Total Utility Fund Expenses</b>	<b>\$ 1,430,950</b>	<b>\$ 410,551</b>	<b>29%</b>	<b>\$ 1,430,950</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 127,343</b>		<b>\$ 60,000</b>

<b>Cash Balance Beginning of Year</b>	<b>\$ 2,660,284</b>
<b>Surplus/(Deficit)</b>	<b>\$ 60,000</b>
<b>Appropriate fund balance/Reserves</b>	<b>\$ (836,450)</b>
<b>Ending Cash Balance</b>	<b>\$ 1,883,834</b>

**Impact Fee Funds Water Impact Fees  
FY 2017/2018 Budget**

<b>Revenues</b>	<b>Budget FY 2018</b>	<b>Actual To Date FY 2018</b>	<b>75.0% Percent Target</b>	<b>Year End Projected Amount</b>
Water Impact Fees	\$ 27,000	\$ 52,781	<b>195%</b>	\$ 65,000
Interest earnings		-	<b>0%</b>	2,500
Appropriation of fund balance	41,000	-	<b>0%</b>	41,000
<b>Total Revenues</b>	<b>\$ 68,000</b>	<b>\$ 52,781</b>	<b>78%</b>	<b>\$ 108,500</b>

<b>Expenditures</b>	<b>Budget FY 2018</b>	<b>Actual To Date FY 2018</b>	<b>Target Percent Target</b>	<b>Year End Projected Amount</b>
Impact fee projects	\$ 68,000	7,949	<b>12%</b>	\$ 68,000
To reserves	-	-	<b>0%</b>	-
<b>Total Capital Expenditures</b>	<b>\$ 68,000</b>	<b>\$ 7,949</b>	<b>12%</b>	<b>\$ 68,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 44,832</b>		<b>\$ 40,500</b>

**Fund Balance Beginning of Year** \$ 220,206

**Projected Surplus/(Deficit)** \$ 40,500

**Appropriate fund balance\Reserves** \$ -

**Ending Fund Balance** \$ 260,706

**Alpine City - Sewer Utility  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
<b>Operating Revenues</b>				
Sewer system sales	\$ 1,000,000	\$ 669,447	67%	\$ 1,000,000
Other revenue	10,000	3,853	39%	10,000
Sewer connection fee	3,000	3,900	130%	4,000
<b>Total Miscellaneous Revenues</b>	<b>\$ 1,013,000</b>	<b>\$ 677,200</b>	<b>67%</b>	<b>\$ 1,014,000</b>
<b>Miscellaneous</b>				
Interest earned	\$ 10,000	\$ -	0%	\$ 10,000
Appropriated fund balance	55,350	-	0%	55,350
<b>Total Utility Revenue</b>	<b>\$ 65,350</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 65,350</b>
<b>Total Utility Fund Revenues</b>	<b>\$ 1,078,350</b>	<b>\$ 677,200</b>	<b>63%</b>	<b>\$ 1,079,350</b>

Expenses	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Sewer operating	\$ 874,700	\$ 592,921	68%	874,700
Depreciation	130,000	-	0%	130,000
Capital outlay- Improvements	65,000	27,900	43%	65,000
Capital outlay- Equipment	8,650	8,274	96%	8,650
<b>Total Utility Fund Expenses</b>	<b>\$ 1,078,350</b>	<b>\$ 629,095</b>	<b>58%</b>	<b>\$ 1,078,350</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 48,105</b>		<b>\$ 1,000</b>
<b>Cash Balance Beginning of Year</b>				<b>\$ 1,875,507</b>
<b>Surplus/(Deficit)</b>				<b>\$ 1,000.00</b>
<b>Appropriate fund balance/Reserves</b>				<b>\$ (55,350)</b>
<b>Ending Cash Balance</b>				<b>\$ 1,821,157</b>

**Alpine City - Sewer Impact fee funds  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 12,000	\$ 16,134	134%	\$ 20,000
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
<b>Total Revenues</b>	<b>\$ 12,000</b>	<b>\$ 16,134</b>	<b>134%</b>	<b>\$ 20,000</b>

Expenditures	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 4,000	-	0%	\$ 4,000
To reserves	8,000	-	0%	8,000
<b>Total Capital Expenditures</b>	<b>\$ 12,000</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 12,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 16,134</b>		<b>\$ 8,000</b>

**Fund Balance Beginning of Year** **\$ 35,104**

**Projected Surplus/(Deficit)** **\$ 8,000**

**Appropriate fund balance\Reserves** **\$ 8,000**

**Ending Fund Balance** **\$ 51,104**

**Alpine City - PI Fund  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
<b>Operating Revenues</b>				
Irrigation water sales	\$ 870,000	\$ 607,366	70%	\$ 870,000
Other revenue	1,000	550	55%	1,000
PI connection fee	1,500	1,975	132%	2,500
PI impact fee	-	-	0%	-
<b>Total Miscellaneous Revenues</b>	<b>\$ 872,500</b>	<b>\$ 609,891</b>	<b>70%</b>	<b>\$ 873,500</b>
<b>Miscellaneous</b>				
Interest earned	\$ 12,000	\$ 612	5%	\$ 12,000
Appropriated fund balance	915,227	-	0%	915,227
<b>Total Utility Revenue</b>	<b>\$ 927,227</b>	<b>\$ 612</b>	<b>0%</b>	<b>\$ 927,227</b>
<b>Total Utility Fund Revenues</b>	<b>\$ 1,799,727</b>	<b>\$ 610,503</b>	<b>34%</b>	<b>\$ 1,800,727</b>

Expenses	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
PI operating	\$ 513,700	\$ 368,818	72%	513,700
Depreciation	223,704	-	0%	223,704
Capital outlay	585,000	23,968	4%	585,000
Capital outlay- Equipment	8,650	33,766	390%	8,650
Bond costs	4,500	4,500	100%	4,500
Debt Service	464,173	412,249	89%	464,173
<b>Total Utility Fund Expenses</b>	<b>\$ 1,799,727</b>	<b>\$ 843,301</b>	<b>47%</b>	<b>\$ 1,799,727</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ (232,798)</b>		<b>\$ 1,000</b>

<b>Cash Balance Beginning of Year</b>	<b>\$ 2,558,275</b>
<b>Surplus/(Deficit)</b>	<b>\$ 1,000</b>
<b>Appropriate fund balance\Reserves</b>	<b>\$ (915,227)</b>
<b>Ending Cash Balance</b>	<b>\$ 1,644,048</b>

**Alpine City - Pressure Irrigation Impact fee funds  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 25,000	\$ 70,501	282%	\$ 75,000
Interest earnings	-	-	0%	-
Interest earnings	-	-	0%	-
Appropriation of fund balance	-	-	0%	-
<b>Total Revenues</b>	<b>\$ 25,000</b>	<b>\$ 70,501</b>	<b>282%</b>	<b>\$ 75,000</b>

Expenditures	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
PI Impact fee projects	-	-	0%	-
To reserves	25,000	-	0%	25,000
<b>Total Capital Expenditures</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 25,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 70,501</b>		<b>\$ 50,000</b>

<b>Fund Balance Beginning of Year</b>	<b>\$ -</b>
<b>Projected Surplus/(Deficit)</b>	<b>\$ 50,000</b>
<b>Appropriate fund balance\Reserves</b>	<b>\$ 25,000</b>
<b>Ending Fund Balance</b>	<b>\$ 75,000</b>

**Alpine City - Storm Drain Fund  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
<b>Operating Revenues</b>				
Storm drain revenue	\$ 162,000	\$ 114,444	71%	\$ 162,000
Other revenue	1,000	-	0%	1,000
SWPP fee	6,000	9,300	155%	10,000
Storm drain impact fee	-	-	0%	-
<b>Total Miscellaneous Revenues</b>	<b>\$ 169,000</b>	<b>\$ 123,744</b>	<b>73%</b>	<b>\$ 173,000</b>
<b>Miscellaneous</b>				
Interest earned	\$ 3,000	\$ -	0%	\$ 3,000
Appropriated fund balance	108,600	-	0%	108,600
<b>Total Utility Revenue</b>	<b>\$ 111,600</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 111,600</b>
<b>Total Utility Fund Revenues</b>	<b>\$ 280,600</b>	<b>\$ 123,744</b>	<b>44%</b>	<b>\$ 284,600</b>

Expenses	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
SD operating	\$ 97,100	\$ 75,227	77%	110,000
Depreciation	83,500	-	0%	83,500
Capital outlay	100,000	75,861	76%	100,000
<b>Total Utility Fund Expenses</b>	<b>\$ 280,600</b>	<b>\$ 151,088</b>	<b>54%</b>	<b>\$ 293,500</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ (27,344)</b>		<b>\$ (8,900)</b>

<b>Cash Balance Beginning of Year</b>	<b>\$ 561,213</b>
<b>Surplus/(Deficit)</b>	<b>\$ (8,900)</b>
<b>Appropriate fund balance/Reserves</b>	<b>\$ (108,600)</b>
<b>Ending Cash Balance</b>	<b>\$ 443,713</b>

**Alpine City - Storm Drain Impact fee funds  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 8,000	\$ 37,446	468%	\$ 50,000
Interest earnings	-	-	0%	2,500
Appropriation of fund balance	132,000	-	0%	132,000
<b>Total Revenues</b>	<b>\$ 140,000</b>	<b>\$ 37,446</b>	<b>27%</b>	<b>\$ 184,500</b>

Expenditures	Budget FY 2018	Actual To Date FY 2018	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 140,000	23,383	17%	\$ 140,000
To reserves	-	-	0%	-
<b>Total Capital Expenditures</b>	<b>\$ 140,000</b>	<b>\$ 23,383</b>	<b>17%</b>	<b>\$ 140,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ 14,063</b>		<b>\$ 44,500</b>

**Fund Balance Beginning of Year** \$ 205,386

**Projected Surplus/(Deficit)** \$ 44,500

**Appropriate fund balance\Reserves** \$ (132,000)

**Ending Fund Balance** \$ 117,886

**Alpine City - Trust & Agency Fund  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Interest revenue	\$ 1,000	\$ -	0%	\$ 800
<b>Total Revenues</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 800</b>

Expenditures	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Interest expense	\$ 1,000	-	0%	\$ 800
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ 800</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

<b>Fund Balance Beginning of Year</b>	<b>\$ 39,828</b>
<b>Projected Surplus/(Deficit)</b>	<b>\$ -</b>
<b>Appropriate fund balance\Reserves</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 39,828</b>

**Alpine City - Cemetery Perpetual Fund  
FY 2017/2018 Budget**

Revenues	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 13,000	\$ 11,115	86%	\$ 13,000
Upright Monument	2,500	1,200	48%	2,500
Interest revenues	2,500	-	0%	2,500
<b>Total Revenues</b>	<b>\$ 18,000</b>	<b>\$ 12,315</b>	<b>68%</b>	<b>\$ 18,000</b>

Expenditures	Budget FY 2018	Actual To Date FY 2018	75.0% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 18,000	25,610	142%	\$ 30,000
<b>Total Expenses</b>	<b>\$ 18,000</b>	<b>\$ 25,610</b>	<b>142%</b>	<b>\$ 30,000</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ (13,295)</b>		<b>\$ (12,000)</b>

<b>Fund Balance Beginning of Year</b>	<b>\$ 614,917</b>
<b>Projected Surplus/(Deficit)</b>	<b>\$ (12,000)</b>
<b>Appropriate fund balance\Reserves</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 602,917</b>

## ALPINE CITY COUNCIL AGENDA

**SUBJECT: PUBLIC HEARING** - Lambert Park Motorized Vehicles

**FOR CONSIDERATION ON:** April 24, 2018

**PETITIONER:** Mayor Stout

**ACTION REQUESTED BY PETITIONER:** Review the proposed options and receive public comment on the closure of Lambert Park to motorized vehicles.

**APPLICABLE STATUTE OR ORDINANCE:** N/A

**BACKGROUND INFORMATION:** At the City Council meeting on January 9, 2018, the Council voted to extend the prohibition on motorized vehicles in Lambert Park until May 1, 2018. A public hearing was held at the City Council meeting on March 27, 2018, to get input from the citizens on the matter. At the April 10 City Council meeting, the City Council discussed several options to either close Lambert Park to motorized vehicles or limit access. The Council voted to move two options forward to be considered at a public hearing on April 24, 2018.

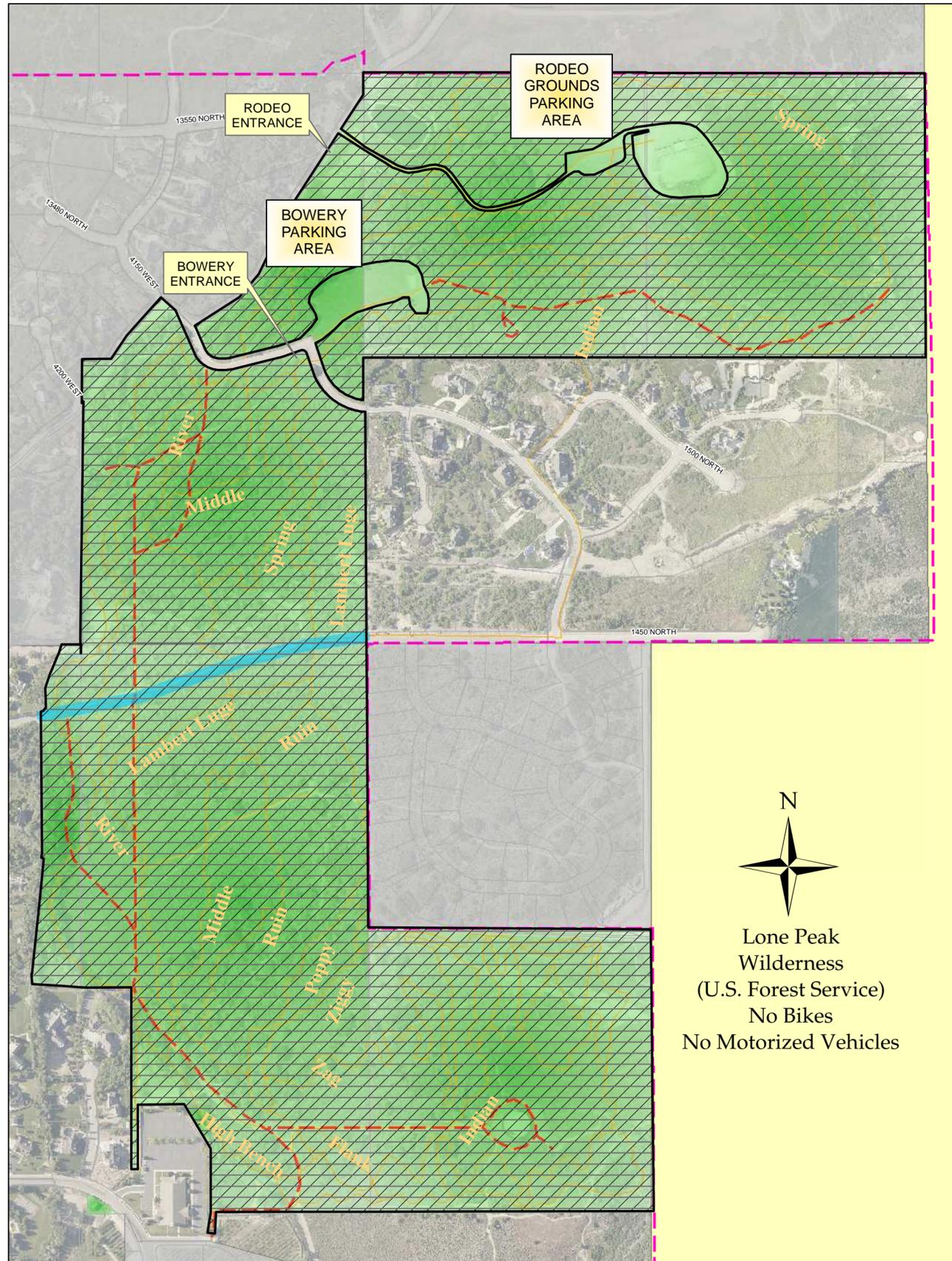
Notice of this public hearing was published in the newspaper, the Alpine City webpage, emailed as a Mayor's Message, and on Facebook

**Recommendation:**

Receive public input on the options to either close Lambert Park to motorized vehicles or limit access and then approve one of the options.



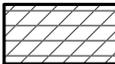
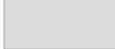
# ALTERNATIVE 1



ALTERNATIVE 1 PROHIBITS THE USE OF  
MOTORIZED VEHICLES IN THE PARK.

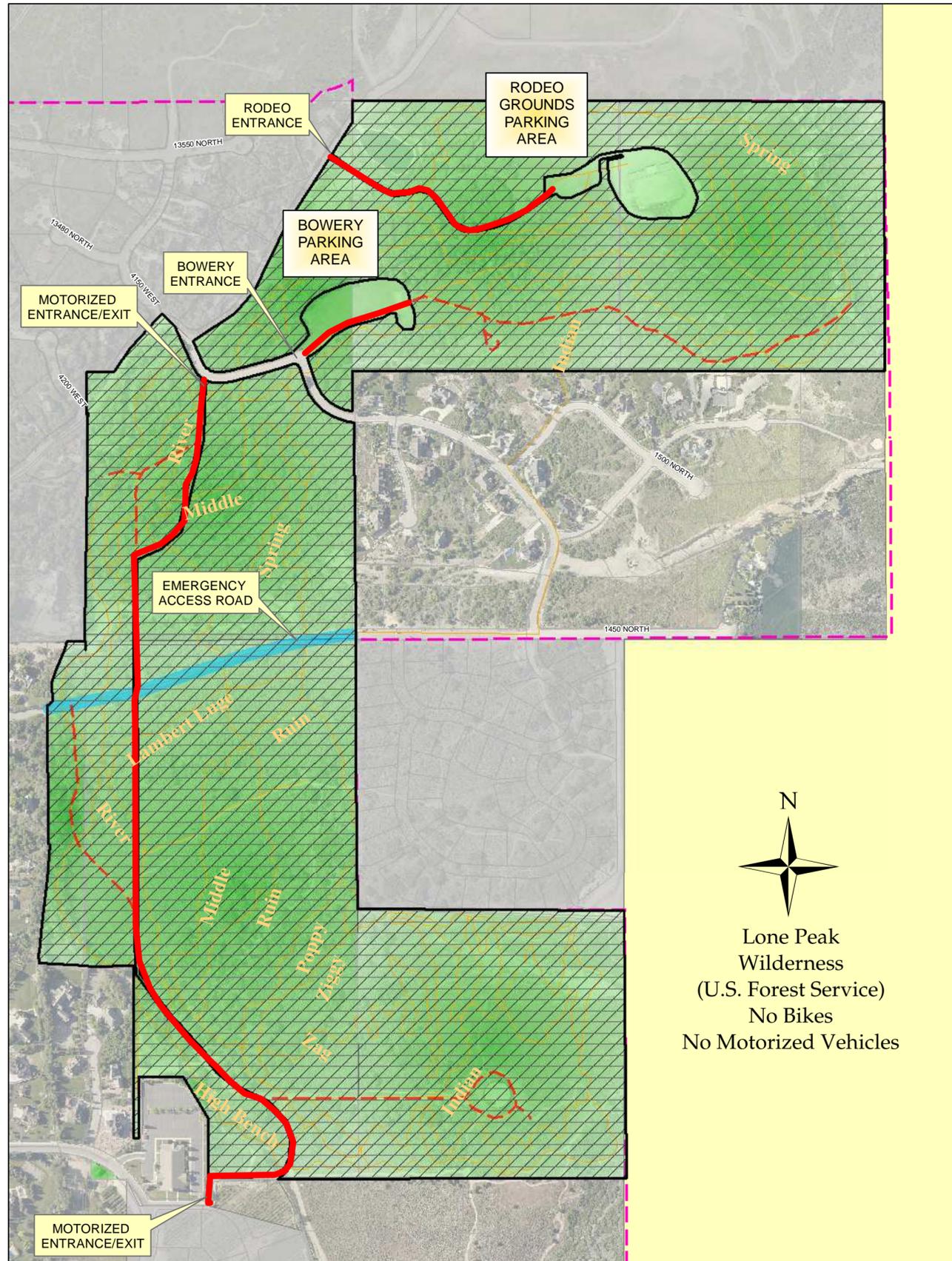
SERVICE AND EMERGENCY ACCESS  
WOULD BE ALLOWED.

## MAP LEGEND

-  AREA CLOSED TO MOTORIZED USE
-  Emergency Access
-  Service Access
-  Lambert Park Property
-  Lambert Park Trails
-  City Boundary
-  Lone Peak Wilderness
-  County Properties



# ALTERNATIVE 2



  
 Lone Peak  
 Wilderness  
 (U.S. Forest Service)  
 No Bikes  
 No Motorized Vehicles

ALTERNATIVE 2 ALLOWS SOME MOTORIZED USE IN THE PARK AS SHOWN.

SERVICE AND EMERGENCY ACCESS WOULD BE ALLOWED.

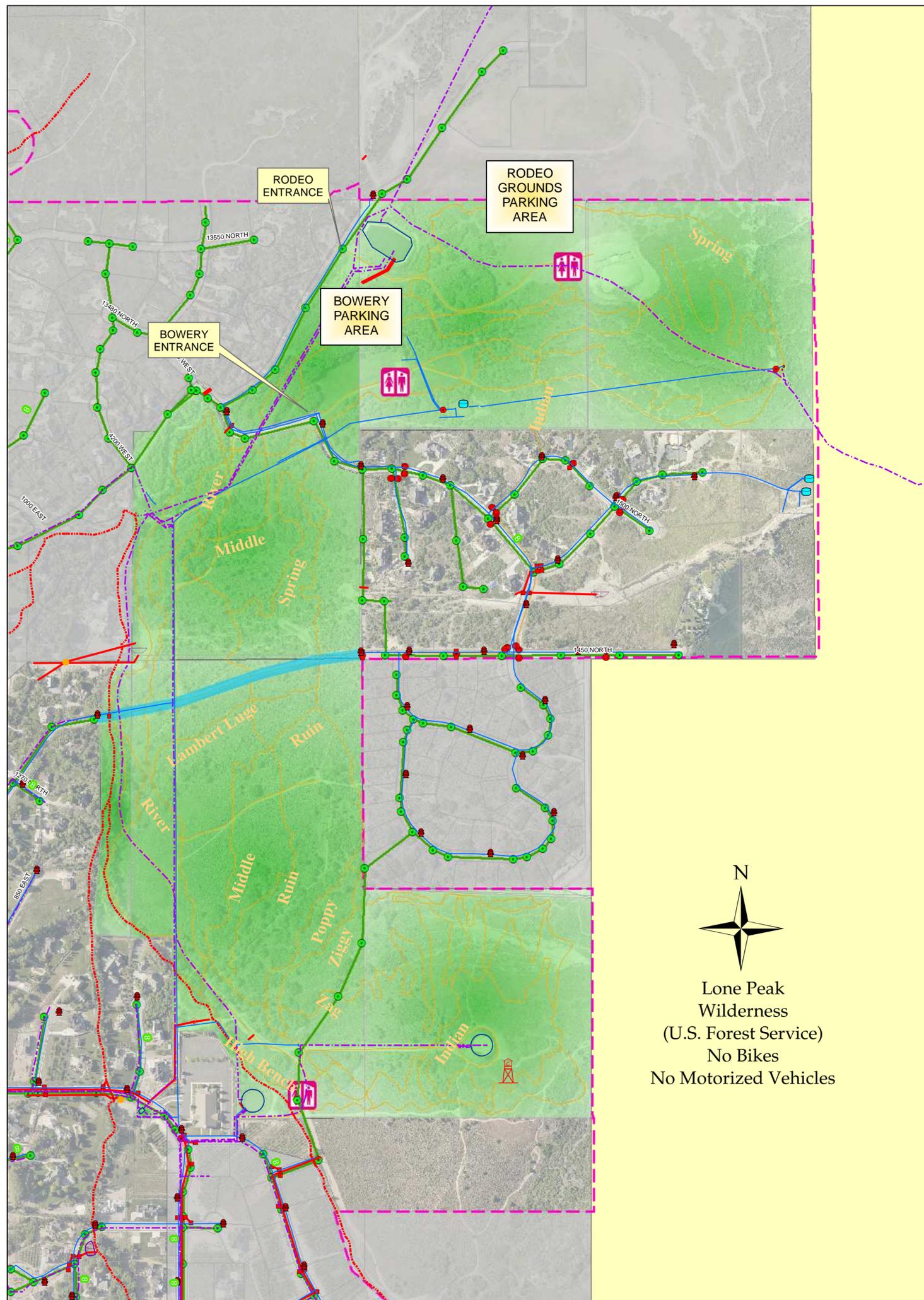
## MAP LEGEND

-  Legal Roads
-  Service Access
-  AREA CLOSED TO MOTORIZED USE
-  Emergency Access
-  Lambert Park Trails
-  City Boundary
-  Lone Peak Wilderness
-  County Properties
-  Lambert Park Property



# UTILITIES

THIS MAP WAS PREPARED TO SHOW THE UTILITIES WITHIN LAMBERT PARK



## Legend

-  Cell Tower
-  Fire Hydrant
-  CW Air Vac
-  Culinary Line
-  cw tanks
-  PI Structures
-  Irr Line
-  Ditch
-  Curb Inlet
-  Storm Drain Basin
-  Storm Manhole
-  SD structures
-  Storm Sump
-  Unsurveyed sd mh
-  sd det
-  Storm Line
-  Sewer Manholes
-  Sewer Main Line
-  Roads-centerline
-  Emergency Access
-  Lambert Park Trails
-  City Boundary
-  Lone Peak Wilderness
-  County Properties
-  Lambert Park Property

## **ALPINE CITY COUNCIL AGENDA**

**SUBJECT:** North Point Subdivision – Plat C

**FOR CONSIDERATION ON:** 24 April 2018

**PETITIONER:** Marcus Watkins

**ACTION REQUESTED BY PETITIONER:** Seeking City Council approval of the proposed final plat.

### **BACKGROUND INFORMATION:**

The petitioner, Marcus Watkins, has submitted the final plat for Plat C of the North Point Subdivision, located at approximately 1115 North Heritage Hills Drive. The proposed site includes 3 lots on 1.83 acres, with lot sizes ranging from 0.57 acres to 0.64 acres. The development is in the CR-20,000 zone. The Planning Commission has recommended approval of North Point Plat C.

### **STAFF RECOMMENDATION:**

Approve the proposed final plat with the following conditions:

- The developer provide a storm drainage easement for the retention pond.
- The developer meet the Water Policy.



**MEMO**

**LONE PEAK FIRE DISTRICT  
5582 PARKWAY WEST  
HIGHLAND, UT 84003  
801-763-5365**

**REED THOMPSON, FIRE CHIEF**

**TO:** Austin Roy, Planner, Alpine City  
**CC:** Jed Muhlestein, City Engineer, Alpine City

**DATE:** 17 April 2018

**FROM:** Reed M. Thompson, Fire Chief *Reed M. Thompson*

**SUBJECT:** NORTH POINT PHASE C

In review of the proposed site development construction plans, labeled "Final Plan April 12, 2018", a three (3) lot project, please note they are approved as presented with respect to the fire code requirements.



Date: April 11, 2018

By: Jed Muhlestein, P.E.  
City Engineer

**Subject: North Point View Plat C PRD Subdivision –Final  
3 lots on 2.18 acres**

### **Background**

The proposed North Point View PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and north of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,006 to 32,241 square feet.

Preliminary approval occurred 2004. The City granted no expiration date of Preliminary approval through a development agreement. North Point Plat A was submitted for Final, approved, and built in 2007. Plat B was approved in 2016, built in 2017.

The developer is now seeking approval for Plat C, which consists of 3 lots on 2.18 acres. The lots range in size from 0.57 to 0.64 acres (24,796 to 27,673 square feet).

To refresh memories the original Preliminary Review is attached which discusses utilities in depth. An overall map of North Point PRD is also attached.

### **Utilities**

Though utilities are discussed in depth at Preliminary, there are some items to mention specifically for Plat C.

The storm drain system is part of a master planned line that would re-route North Field Ditch to East View Lane. Typically, the City pays for the cost of upsizing master planned utilities through developments using impact fees. In this situation the City would pay for the cost of upsizing the storm drain pipe from the minimum 15-inch to the 30-inch master planned line in East View Lane.

A storm drain retention pond is shown offsite in a future phase of the North Point PRD development. Because this area is not meant to be recorded with Plat C, **a storm drainage easement would be required for the retention pond area prior to recording the plat.**

North and south sections of East View Lane would be connected with the proposed Plat C. Along with the connection of roadway, culinary and pressurized irrigation lines would also be connected.

An 8-inch sewer main currently exists in the proposed East View alignment, along with laterals for lots 25 and 26. A new 4-inch lateral for lot 24 would be required to be installed as shown on the plans.

### **General Comments**

PRD's have strict open space rules requiring certain amounts to be provided. The original PRD plan was approved with appropriate amounts of open space. Since approved, Plat B was revised which added more open space than was originally provided for a total of 27%. All open space for the development has been provided in Plats A & B.

The water policy will need to be met for this development. The Developer shows credits on file for use.

An engineer's cost estimate will be required for bonding purposes.

The Fire Chief will need to review and approve the plans.

There are some minor redlines on the plat to address.

**We recommend final approval of the proposed phase of development be granted with the following conditions:**

- **The developer provide a storm drainage easement for the retention pond**
- **The developer meet the Water Policy**
- **The developer provide a cost estimate**
- **The developer address the plat redlines**
- **The Fire Chief approves the plans**

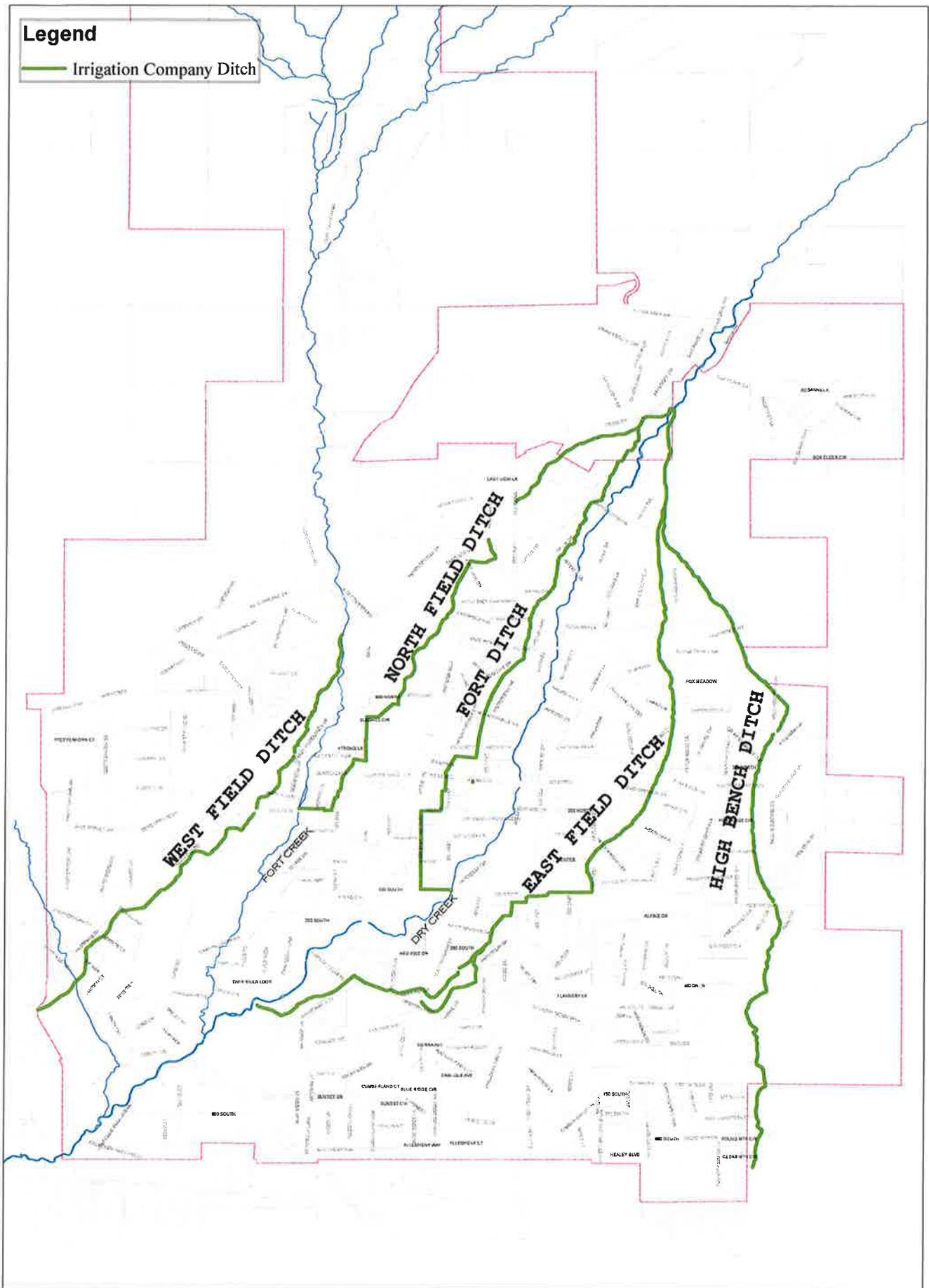
### **Attached:**

- **Alpine Irrigation Company, Company Ditches**
- **North Point PRD Preliminary (Approved 2004)**
- **Previously written letters**

# ALPINE IRRIGATION COMPANY DITCHES

**Legend**

— Irrigation Company Ditch



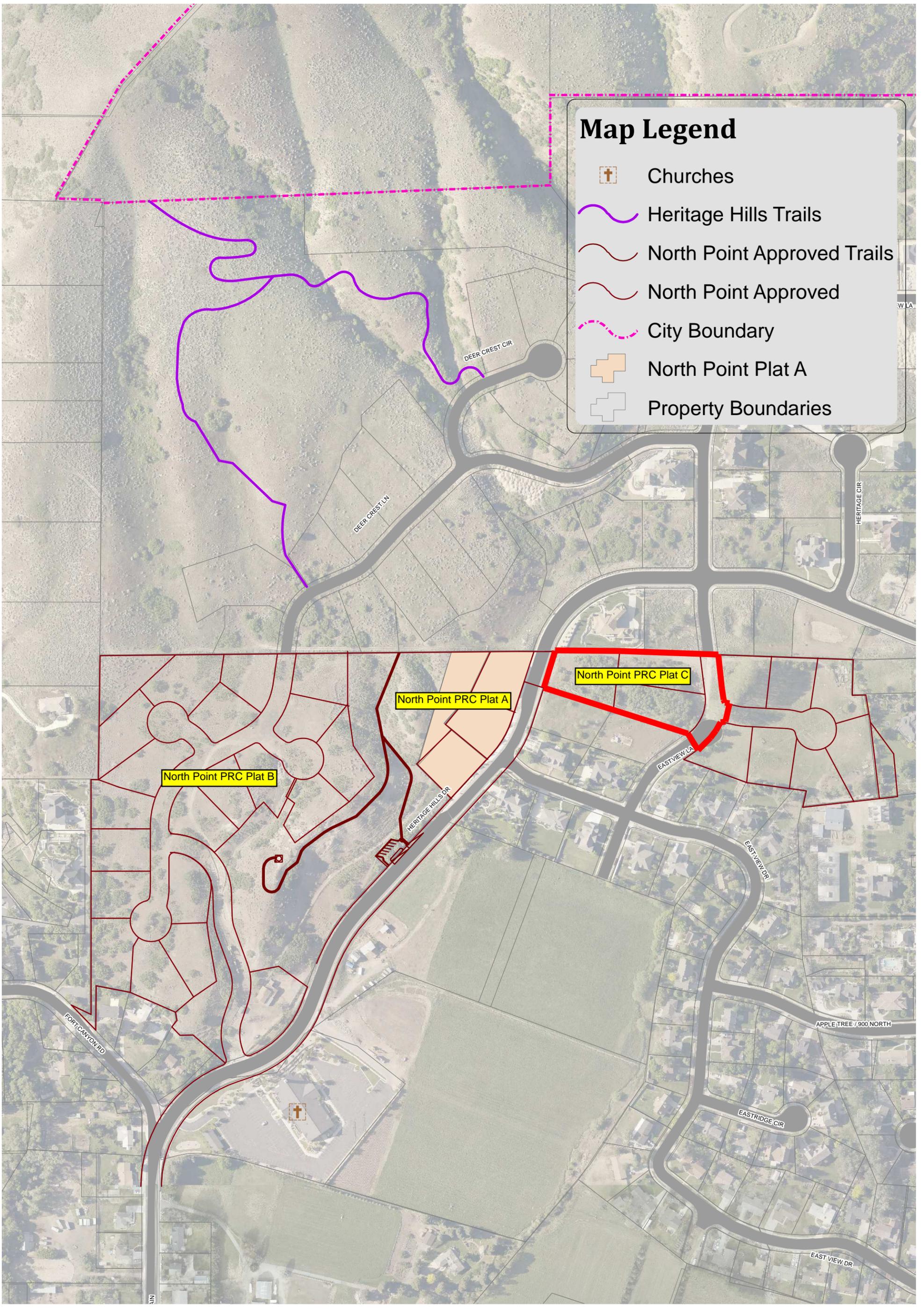
# Alpine Irrigation Company Irrigation Ditches



# NORTH POINT VIEW PRELIMINARY PRD (APPROVED 2004)

# Map Legend

-  Churches
-  Heritage Hills Trails
-  North Point Approved Trails
-  North Point Approved
-  City Boundary
-  North Point Plat A
-  Property Boundaries



# North Point PRD Preliminary (Approved 2004)



## PREVIOUSLY WRITTEN REVIEW LETTERS



Date: February 23, 2016

By: Jed Muhlestein, P.E. *JMS*  
Assistant City Engineer

**Subject: North Point View Plat B PRD Subdivision – Revised Preliminary & Final  
33 lots on 30.55 acres (Revised Preliminary)  
Plat B contains 20 lots on 21.15 acres (Plat B Final)**

### **Background**

The proposed North Point View PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and north of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,006 to 32,241 square feet.

North Point PRD received Preliminary approval in 2004. After Preliminary approval, North Point Plat A was submitted for Final, approved, and built in 2007. This consisted of 3 lots and some open space along the frontage of Heritage Hills Drive (see attached exhibits). The developer is now planning to move forward with Final on another phase (Plat B) but is seeking to adjust the design to make a better final product. Hence, this submittal is for a Revised Preliminary and Final simultaneously.

To refresh memories the original Preliminary Review is attached which discusses utilities in depth. Also attached is the now approved Preliminary PRD plan as well as an exhibit showing the original plan overlaid onto the current conditions showing property boundaries, trails, and aerial photo.

### **Changes**

The developer is proposing to lower the design of the cul-de-sac at the end of Deer Crest Lane and shift the roadway intersection from between lots 1 and 19 to between lots 1 and 2. As approved, the cul-de-sac at the southern end of Deer Crest Lane was designed 12 feet higher than existing ground which terminated on a downward angle. Downward sloping cul-de-sacs present problems for drainage and snow plowing. Homes will have to be built on engineered fill and

concerns of settlement would exist for the roadway and utilities. Though building on engineered fill has been done in the past, this is not the preferred way to build a road and utilities if it can be avoided.

Another issue with the original design was the sewer alignment was shown running out of the street between lots 2 and 3 and then back into Heritage Hills Drive. In recent years Public Works has learned more and more how difficult it is to maintain offsite sewer utilities. The proposed change would put all utilities in the roadway which would greatly enhance the city's ability to maintain them.

Also proposed is to change the road grade of Antler Court from terminating with a negative slope to a positive slope. As mentioned earlier, downward sloping cul-de-sacs should be avoided whenever possible.

Construction drawings for the above mentioned road and utility changes were submitted and approved by staff.

The trail head and trail system starting in North Point View is the beginning of a larger overall trail system running through Heritage Hills Plat C which was recently constructed. During construction it was discovered that the lower section of trail, the section North Point View was supposed to connect to, was not feasible to build and therefore a connection point for North Point View was eliminated. An altered trail alignment for connection has been submitted for review and is attached. Staff recommends this be a talking point for the Planning Commission and City Council to determine if what is proposed is an acceptable change.

### **General Comments**

PRD's have strict open space rules requiring certain amounts to be provided. The original PRD plan was approved with appropriate amounts of open space. This proposed plan provides more open space than originally approved by 3,800 square feet resulting in a total of 27% provided.

The water policy will need to be met for this development. It has been the policy of Alpine City to require irrigation shares to meet the water policy on properties that have been historically irrigated with irrigation shares.

The subdivision is proposed in mountainous terrain. Staff recommends the developer have a geotechnical study done addressing the construction of roads and utilities to be sure no underlying issues will cause problems.

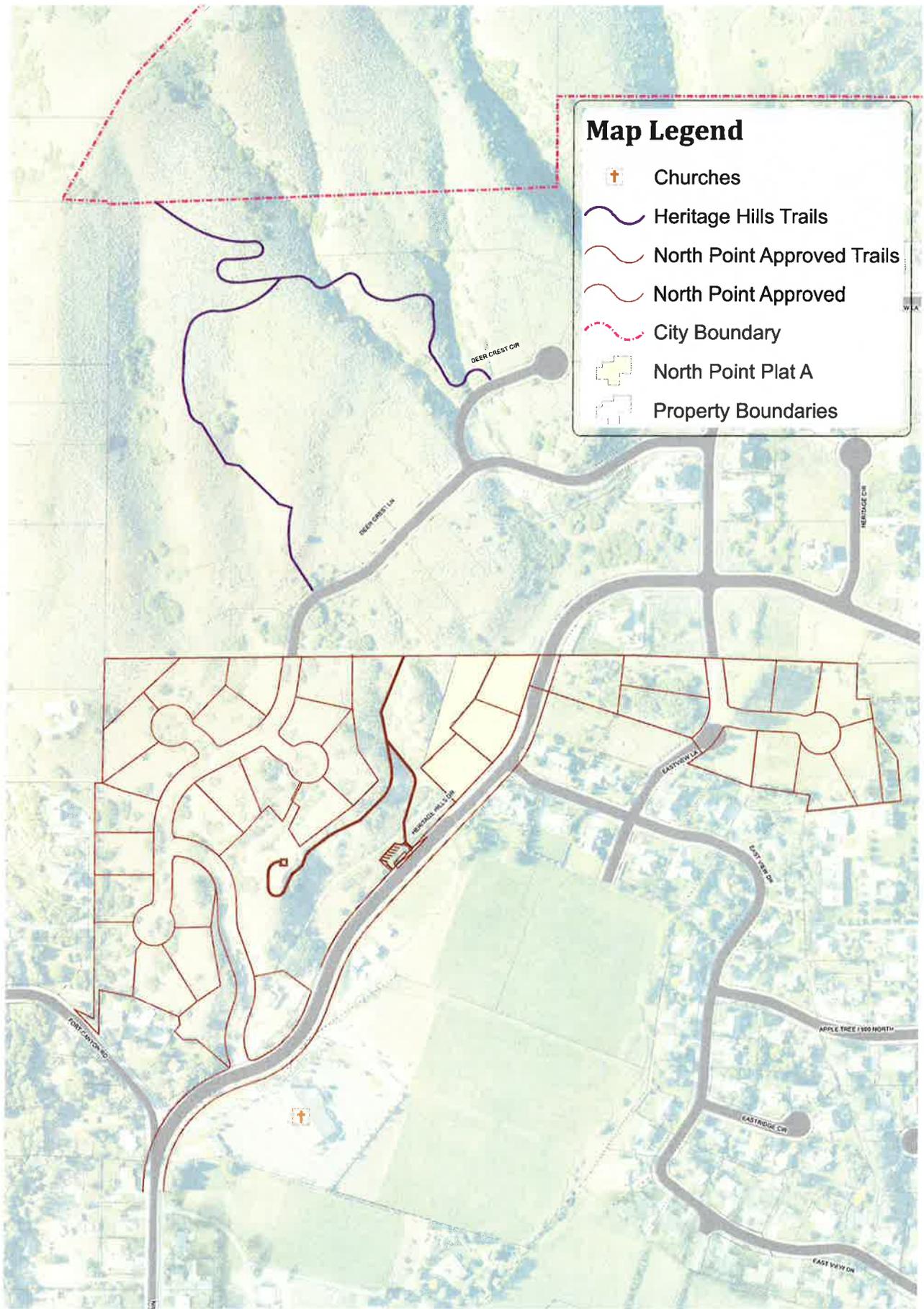
**We recommend revised preliminary and final approval of the proposed phase of development be granted with the following conditions:**

- **The developer correct redlines on the plat**
- **The developer meet the Water Policy**
- **The developer provide a cost estimate for a Bond Letter**
- **The developer provide a geotechnical report addressing construction of the roads and utilities**
- **The developer address all recommendations in the March 10, 2004 Preliminary Review letter**
- **The Fire Marshal reviews and approves the location of hydrants**
- **The Planning Commission and City Council approve the proposed location of trails**

**Attached:**

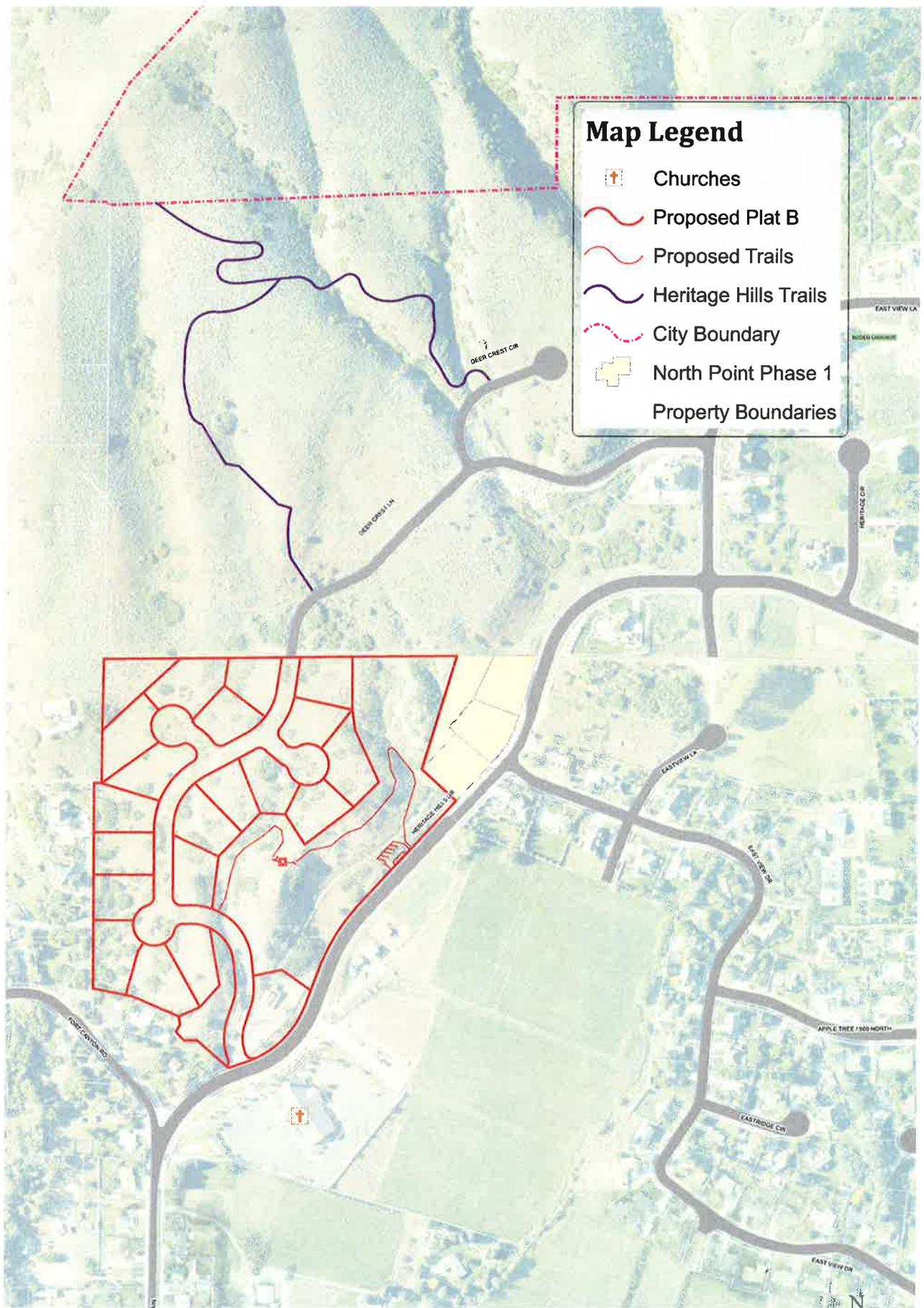
- **North Point PRD Preliminary (Approved 2004)**
- **North Point PRD Preliminary overlaid on 2013 aerial w/ Heritage Hills Trail system**
- **North Point View Plat B Proposed overlaid on 2013 aerial w/ Heritage Hills Trails system**
- **North Point View Plat B – Proposed Plat**
- **Shane L. Sorensen, P.E. Alpine City Engineer, “North Point PRD Subdivision – Preliminary Review” March 10, 2004**



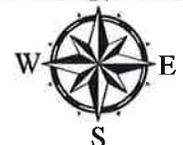


North Point PRD Preliminary  
(Approved 2004)





# North Point Plat B Proposed







Date: March 10, 2004

By: Shane L. Sorensen, P.E.  
City Engineer

**Subject: North Point PRD Subdivision - Preliminary Review  
33 lots on approximately 30.55 acres**

### **Background**

The proposed North Point PRD Subdivision consists of 33 lots on approximately 30.55 acres. The development is located at the north end of Main Street and north of Eastview Plat E. The development is split between the CR-20,000 and CR-40,000 zones. The lots range in size from 20,010 to 32,107 square feet. The property is required to be developed as a PRD since it contains sensitive lands. Two complete parcels of property and a portion of a third parcel are included in the development.

### **Street System**

The development plan includes constructing Alpine Boulevard from Main Street to the proposed Heritage Hills development (Brown property). Development of this subdivision will be key to completion of Alpine Boulevard. This section of Alpine Boulevard is shown as a collector on the Street Master Plan. It appears that some right-of-way issues will need to be resolved to allow the construction of Alpine Boulevard at the proposed intersection with Main Street as shown on the plans.

The proposed horizontal alignment of Alpine Boulevard provides some curves that have not been shown before. It appears that this design will help to fit the existing topography in a more favorable way than a straight alignment from Eastview to Main Street. The connection to Main Street provides for Alpine Boulevard being a through street. Southbound Fort Canyon Road traffic would be stop sign controlled at the intersection.

Due to some issues that have surfaced in the adjacent Heritage Hills development, some changes may be required on the north end of Alpine Boulevard. We are currently working with the representatives of both developments to coordinate the alignment of Alpine Boulevard. The proposed changes would require changes to lot 24. Lots 21 and 20 may also need to be adjusted to reduce the impact to lot 24.

In addition to the Alpine Boulevard/Main Street access, two streets have been stubbed north to the proposed Heritage Hills development. Coordination between the development engineers for the two developments will be essential to insuring the streets will match both horizontally and vertically.

Design of the streets within the subdivision presented some challenges to meeting the Subdivision Ordinance, particularly the 3 percent grade for 50 feet each way of an intersection, the limitations on reverse grade cul-de-sacs, and the cut/fill situation. The City Council recently granted exceptions for the following:

- Allowing 4 percent grades through intersections where required
- Allowing a 5 percent grade on the reverse grade cul-de-sac at the south end of Deer Crest Lane.
- Allowing a rural street cross-section (26 feet of asphalt) from the north lot line of lot 23 to the intersection of Elk Drive and Deer Crest Lane.

All of the exceptions were incorporated into the plans.

The plans show 4-foot sidewalks with 5-foot planters throughout the development, with the exception of Elk Drive. Elk Drive shows a 5-foot sidewalk against the curb on the west side of the street only, since there is open space on the east side of the street. A 5-foot sidewalk is shown as being constructed adjacent to the curb along Alpine Boulevard between the trail head parking and lot 23 to reduce maintenance issues.

The grading plan indicates areas where retaining walls area proposed. Retaining walls will be required for the cuts along Elk Drive, in addition to some areas along Alpine Boulevard.

Deer Crest Drive is designed as a 20 mph street to help minimize road cuts. All but one vertical curve on the street meets the 25 mph design. The main difference between the 20 and 25 mph design is sharper vertical curves, which reduces the required road cut. The maximum street grade is 12 percent for a short section. This street has been designed with 4 percent grades thru the intersections.

### **Sewer System**

There is an existing 8-inch sewer line in Main Street. A new 8-inch line is proposed to be connected at Main Street and extended over to Elk Drive to serve lots 1-23. The line is proposed to be constructed outside of the street from just north of Elk Drive to Deer Crest Drive, between

lots 2 and 3. From this point the sewer lines are designed to be in the street. The sewer laterals for lots 2 -4 will be at the rear of the lots.

The existing 8-inch sewer lines in Eastview Plat E are shown to be extended north to serve lots 24-33. All sewer lines are shown extended to the north property lines to provide sewer service to adjacent properties.

We have had Horrocks Engineers update our sewer model to include flows from the proposed developments. It appears that the existing lines have sufficient capacity for the proposed developments.

### **Culinary Water System**

8-inch water mains will be required throughout the development. There is an existing 10-inch water main that parallels the southeast property line of the proposed development. Portions of this existing water line are outside of the proposed right-of-way. The water line is shown on the drawings as being relocated into Alpine Boulevard in some locations. Connections to this water line could serve the development. The north portion of the development could be served by extending the existing 8-inch water line in Eastview Lane. The layout for the fire hydrants has been reviewed by the Fire Chief. Two additional hydrants will be required on the plan, one on the north lot line of lot 23 and the other at the north end of Eastview Lane.

### **Pressurized Irrigation System**

4-, 6- or 8-inch water mains will likely be required throughout the development. Horrocks Engineers is modeling the water system to determine the required pipe sizes. There is a 10-inch pressurized irrigation water main that parallels the existing 10-inch culinary water main that was discussed in the previous paragraph. This line is also shown as being relocated in certain areas to keep the line in the street. In addition, the 4-inch pressurized irrigation line in Eastview Lane could be extended north to serve the lots in that area. 1-inch laterals will be required to be installed to each lot.

### **Storm Water Drainage System**

Storm drain plans have been submitted. The storm drain system consists of a system of pipes and catch basins throughout the development. A detention basin has been designed at the corner of Alpine Boulevard and Elk Drive. The basin will be in an easement in lot 23. Consideration has been given to drainage patterns from ravines and from the boundary of this development onto adjacent lots. In addition, one small detention basin and two small retention areas have been provided to control runoff.

There are two ditches that run through portions of this property that need to be piped. Plans have been provided to pipe the Supplemental Ditch and Northfield Ditch. Northfield Ditch would remain in service until piping of the ditch is completed in the Heritage Hills development. Approval of the Alpine Irrigation Company will be required for the proposed changes. An

easement will be required for the offsite piping of the ditch.

**General Subdivision Remarks**

A landscaping plan has been provided.

**We recommend that preliminary approval be granted subject to the following conditions:**

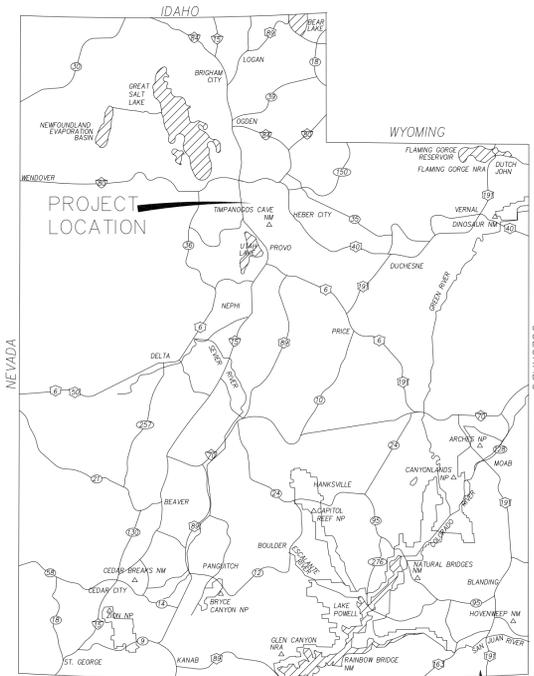
- The alignment of Alpine Boulevard be finalized at the north end of the project.
- The two additional fire hydrants be added to the plans as per the Fire Chief's recommendations.
- Verification of existing water line locations by survey
- Completion of detailed plan review

# SITE DEVELOPMENT CONSTRUCTION PLANS

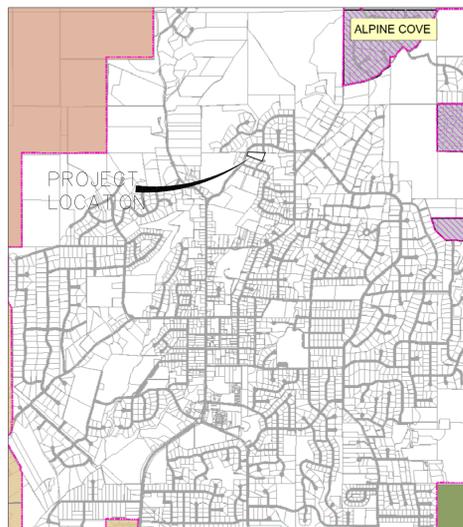
# NORTH POINT

# PHASE C

REVISIONS			
#	DESCRIPTION	DATE	SHEETS AFFECTED



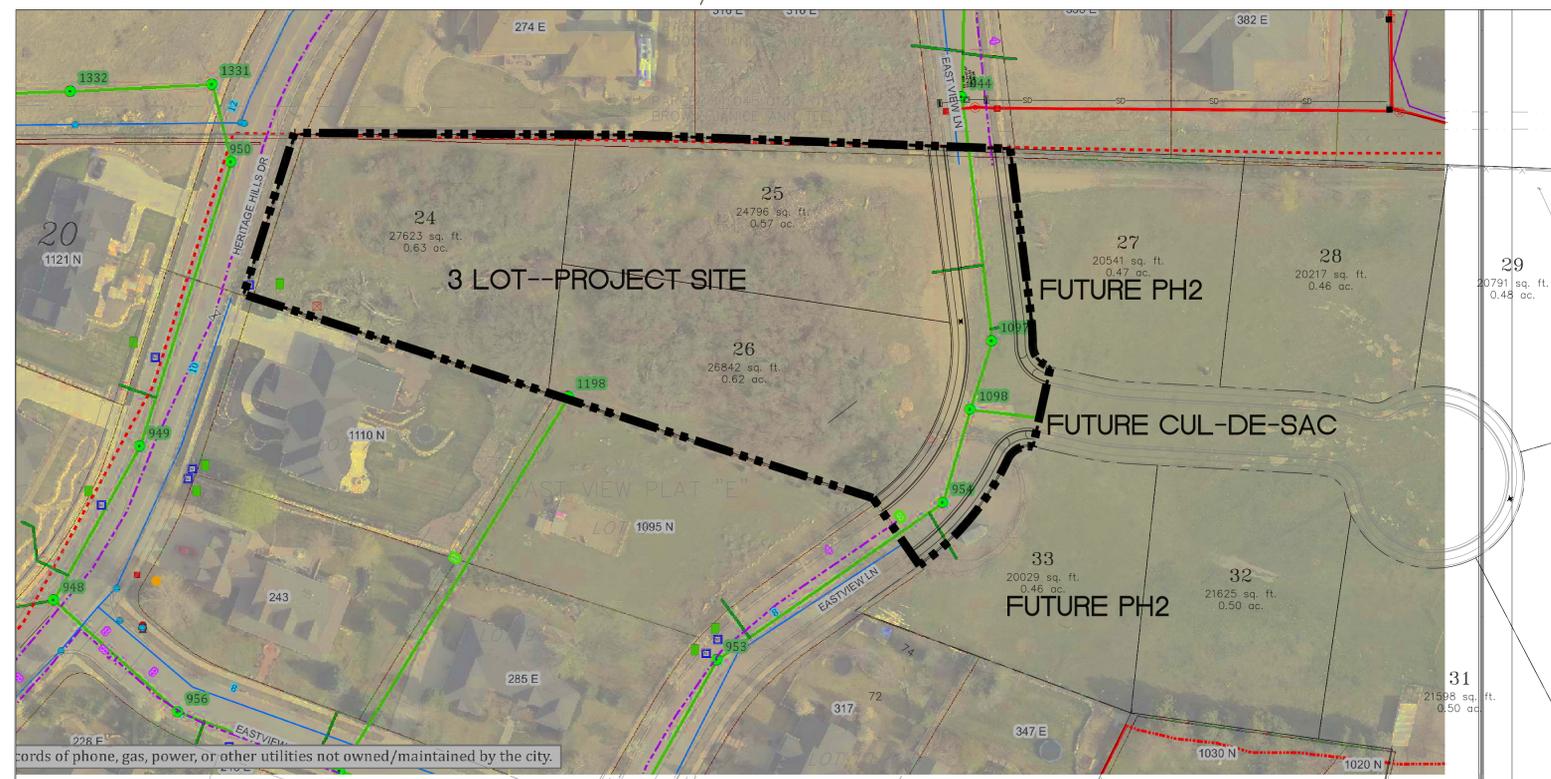
VICINITY MAP



LOCATION  
 SOUTHWEST QUARTER OF THE  
 SOUTHWEST QUARTER OF  
 SECTION 18,  
 TOWNSHIP 4 SOUTH, RANGE 2 EAST.  
 SALT LAKE BASE AND MERIDIAN  
 ALPINE CITY, UTAH COUNTY, UTAH

**FINAL PLAN**  
**MARCH 30, 2018**

INDEX OF SHEETS	
1	TITLE SHEET
1A	CONSTRUCTION NOTES PLATS
2	EXISTING CONDITIONS
3	SITE AND GRADING SHEET
4	UTILITY SHEET
5	PLAN AND PROFILE
SWPPP	SWPPP and EROSION DETAILS
D1	STREET AND WATER DETAILS
D2	SANITARY SEWER AND STORM DETAILS



Records of phone, gas, power, or other utilities not owned/maintained by the city.

**GATEWAY CONSULTING, Inc.**  
 P.O. BOX 951005 SOUTH JORDAN, UT 84095  
 PH: (801) 694-5848 FAX: (801) 432-7050  
 paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
 CONSTRUCTION MANAGEMENT

PRELIMINARY  
NOT FOR  
CONSTRUCTION



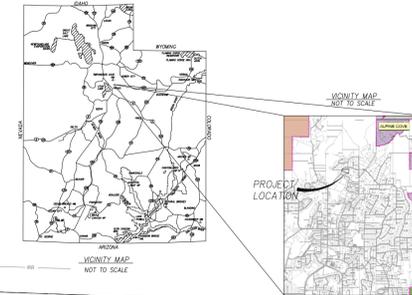
SHEET NO. 1

NORTH POINT PHASE C 3-30-18



# NORTH POINT PHASE C

LOCATED IN  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 4 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
ALPINE CITY, UTAH COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, \_\_\_\_\_ do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. \_\_\_\_\_, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

## BOUNDARY DESCRIPTION

Beginning at a point North 0°06'10" West along section line 1321.13' and East 11.12' from the Southwest Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence along the south line of Heritage Hills Alpine the following courses and distances: South 89°52'59" East 223.85 feet; South 87°54'42" East 250.14 feet; thence South 7°08'29" East 108.90 feet; thence along a 177.00 foot radius curve to the right 21.22 feet (chord bears South 3°42'25" East 21.21 feet); thence along a 15.00 foot radius curve to the left 20.25 feet (chord bears South 38°57'17" East 18.75 feet); thence South 12°21'47" West 54.00 feet; thence along a 15.00 foot radius curve to the left 20.25 feet (chord bears South 63°40'51" West 18.75 feet) thence along a 177.00 foot radius curve to the right 92.76 feet (chord bears South 40°00'47" West 91.71 feet); thence along the north line of East View Subdivision, Plat "E" the following courses and distances: North 35°10'11" West 54.01 feet; North 72°05'37" West 437.51 feet; thence North 17°54'20" East 111.39 feet to the point of beginning.  
Containing 94,751 Sq. Ft. or 2.1752 Acres.

**SURVEYOR NAME** \_\_\_\_\_ **LICENSE No.** \_\_\_\_\_ **DATE** \_\_\_\_\_

**OWNER'S DEDICATION**  
Know all men by these present that we, all of the undersigned Owners of all of 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 the perpetual use of the Public. In witness hereof we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF UTAH } S.S.  
County of Utah  
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.  
WITNESS my hand and official seal.  
Notary Public Full Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
A Notary Public Commissioned in Utah

**APPROVAL BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF CITY OF ALPINE, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
ENGINEER

\_\_\_\_\_  
ATTEST  
CITY RECORDER (SEE SEAL BELOW)

**PLANNING DIRECTOR**  
APPROVED BY THE PLANNING DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

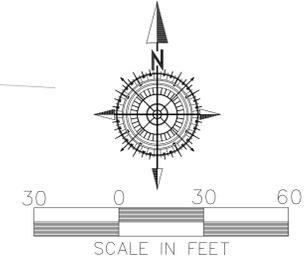
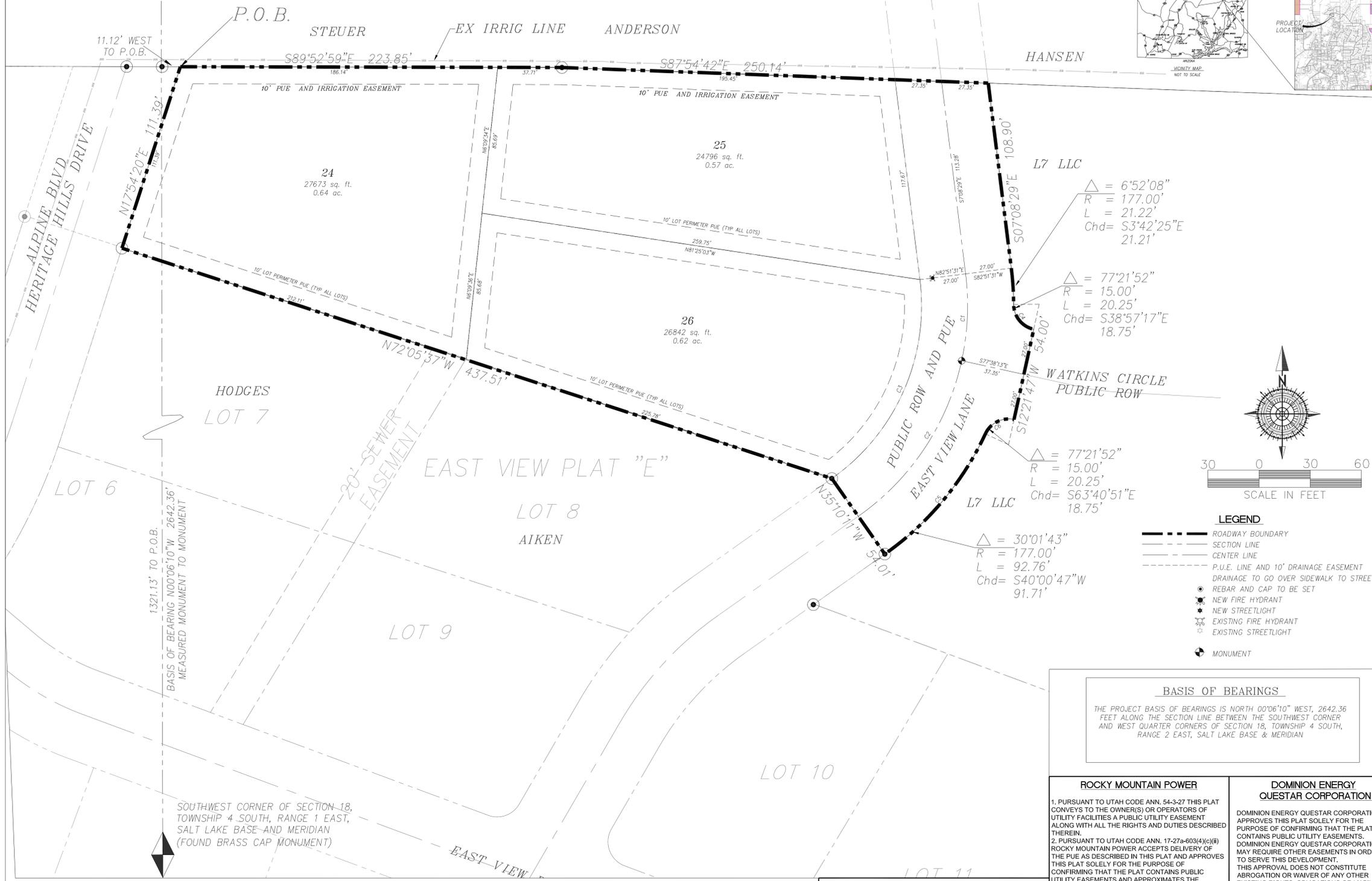
\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

**ALPINE CITY ATTORNEY**  
Approved as to form \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
ALPINE CITY ATTORNEY

**NORTH POINT PHASE C**  
LOCATED IN  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 4 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN  
ALPINE CITY, UTAH COUNTY, UTAH

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



- LEGEND**
- ROADWAY BOUNDARY
  - SECTION LINE
  - CENTER LINE
  - P.U.E. LINE AND 10' DRAINAGE EASEMENT
  - DRAINAGE TO GO OVER SIDEWALK TO STREET
  - REBAR AND CAP TO BE SET
  - NEW FIRE HYDRANT
  - NEW STREETLIGHT
  - EXISTING FIRE HYDRANT
  - EXISTING STREETLIGHT
  - MONUMENT

**BASIS OF BEARINGS**  
THE PROJECT BASIS OF BEARINGS IS NORTH 00°06'10" WEST, 2642.36 FEET ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND WEST QUARTER CORNERS OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

**ROCKY MOUNTAIN POWER**  
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:  
a. A RECORDED EASEMENT OR RIGHT-OF-WAY  
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
d. ANY OTHER PROVISION OF LAW

**DOMINION ENERGY QUESTAR CORPORATION**  
DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION 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 OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

**COMCAST**  
APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
COMCAST

**QUEST COMMUNICATIONS**  
APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
QUEST COMMUNICATIONS

**Curve Table**

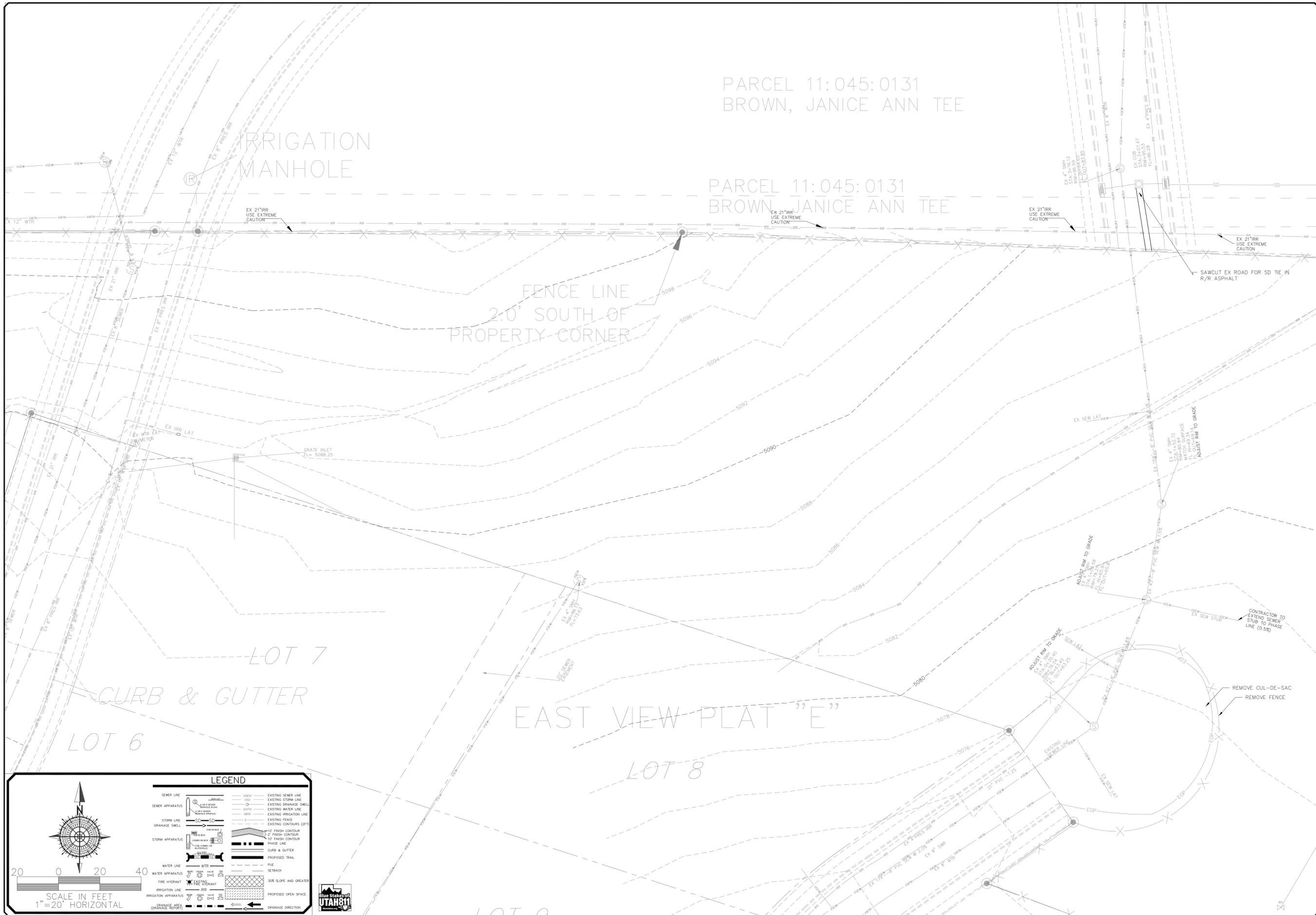
Curve #	Length	Radius	Delta	CHORD BRNG.	CHORD LENGTH
C1	51.06	150.00	19°30'17"	N2°36'39"E	50.82
C2	111.18	150.00	42°28'02"	N33°35'48"E	108.65
C3	133.04	123.00	61°58'18"	N23°50'40"E	126.65
C4	20.25	15.00	77°21'52"	S38°57'17"E	18.75
C5	92.16	177.00	29°49'53"	N39°54'52"E	91.12
C6	20.25	15.00	77°21'52"	S63°40'51"W	18.75

**CLIFF PETERSON LAND SERVICES**  
SURVEYING, PLANNING, ENGINEERING -  
889 South 1600 East  
Springville, Utah 84663  
(801) 489-3156 - (801) 372-3810  
Cliff Peterson P.L.S.  
#167172

**GATEWAY CONSULTING, inc.**  
P.O. BOX 951005 SOUTH JORDAN, UT 84095  
PH: (801) 694-5848 FAX: (801) 432-7050  
paul@gatewayconsultinginc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
CONSTRUCTION MANAGEMENT





PARCEL 11:045:0131  
BROWN, JANICE ANN TEE

PARCEL 11:045:0131  
BROWN, JANICE ANN TEE

FENCE LINE  
2.0' SOUTH OF  
PROPERTY CORNER

IRRIGATION  
MANHOLE

LOT 7

CURB & GUTTER

LOT 6

EAST VIEW PLAT "E"

LOT 8

**LEGEND**

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHIELD
DRAINAGE SHELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOUR (2FT)
IRRIGATION APPARATUS	1/2" FINISH CONTOUR
DRAINAGE SHELL (DRAINAGE SHELL)	2" FINISH CONTOUR
	PHASE LINE
	CURB & GUTTER
	HIGH-LODGE TRAIL
	PUC
	SETBACK
	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION

SCALE IN FEET  
1" = 20' HORIZONTAL

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-1-18
SURVEY BY: GPW
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=20'

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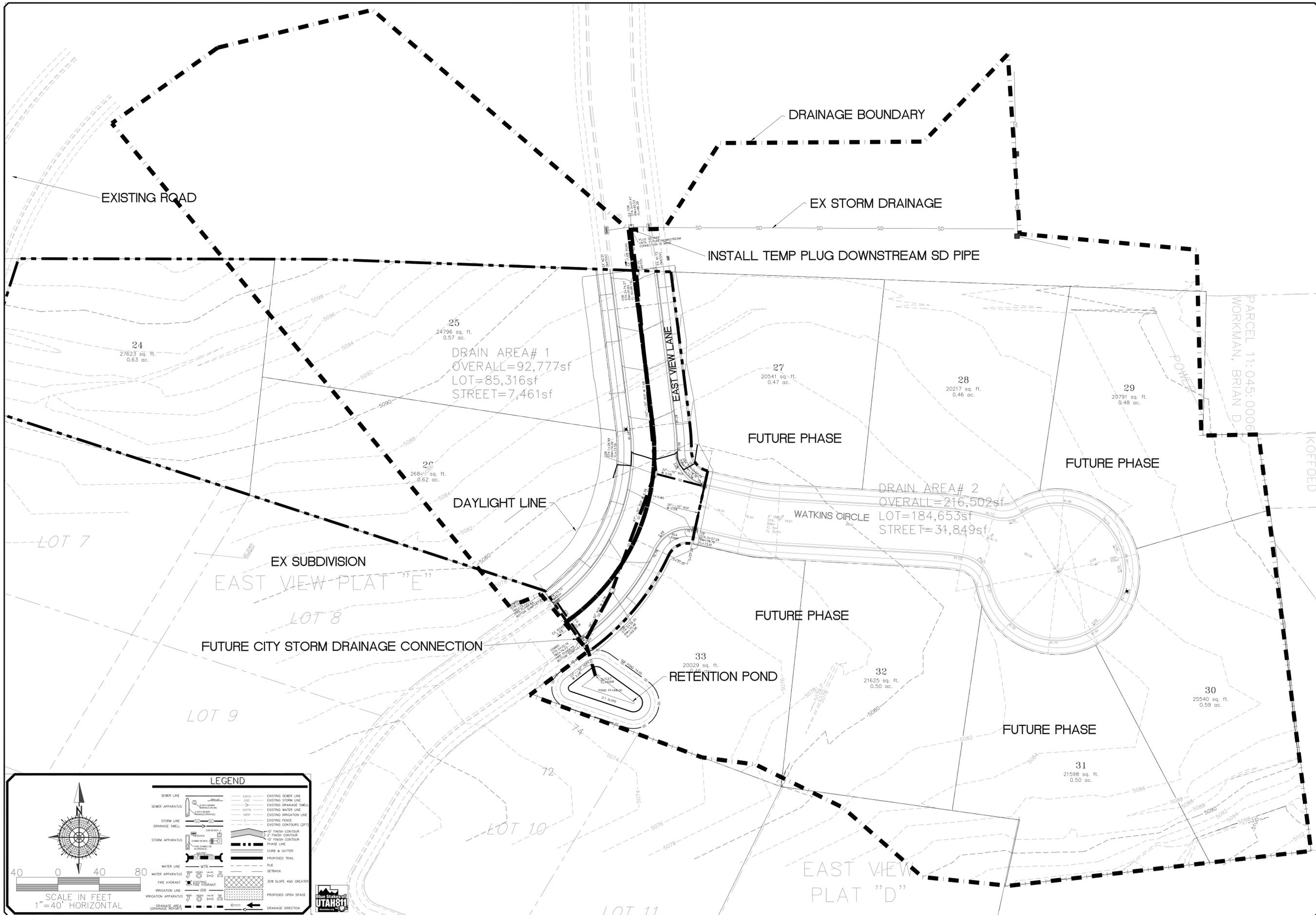
CIVIL ENGINEERING • CONSULTING • LAND PLANNING  
 CONSTRUCTION MANAGEMENT

**NORTH POINT  
PHASE C**  
 EXISTING CONDITIONS  
 AND DEMOLITION SHEET  
 3-30-18

ALPINE CITY

PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET NO. 2



**LEGEND**

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	EXISTING WATER LINE
STORM APPARATUS	EXISTING IRRIGATION LINE
WATER LINE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOURS (2 FT)
IRRIGATION LINE	10' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR
GRASS/VEGETATION	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PIE
	SETBACK
	SOIL SLOPE AND GRATER
	PROPOSED OPEN SPACE
	GRASS DRAINAGE DIRECTION

40 0 40 80  
SCALE IN FEET  
1"=40' HORIZONTAL

UTAH STATE ENGINEERING & ARCHITECTURE

NO.	DESCRIPTION	DATE	APP'D.

ORIG. DATE: 3-1-18	SCALE: 1"=40'
SURVEY BY: GPW	CHECKED BY: GPW
DRAWN BY: GPW	DESIGNED BY: GPW

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 CONSTRUCTION MANAGEMENT

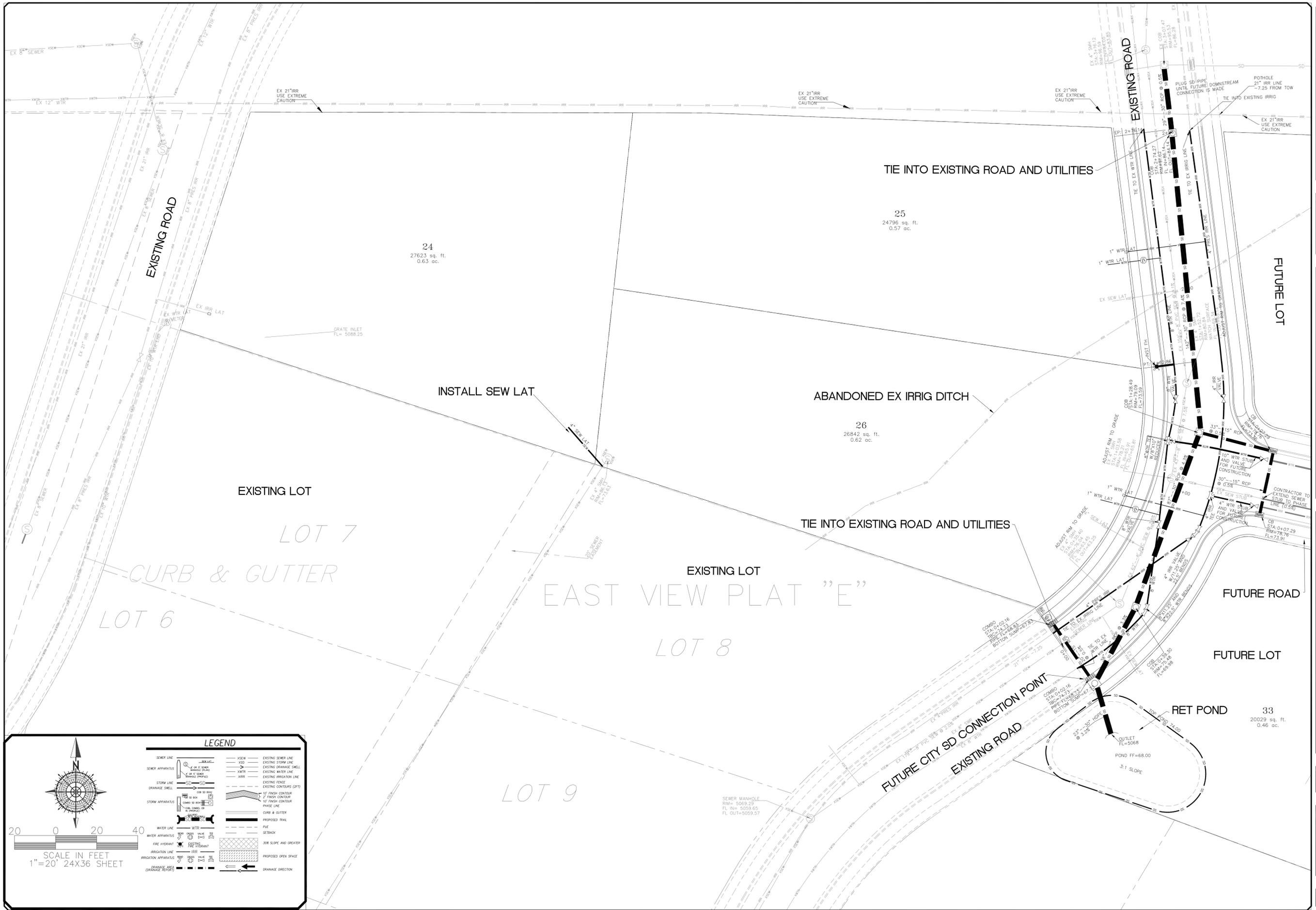
**NORTH POINT  
 PHASE C**  
 SITE PLAN AND  
 GRADING AND DRAINAGE

3-30-18

ALPINE CITY

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

SHEET NO. 3



NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE:	3-1-18
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=20'

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 paul@gatewayconsultingllc.com

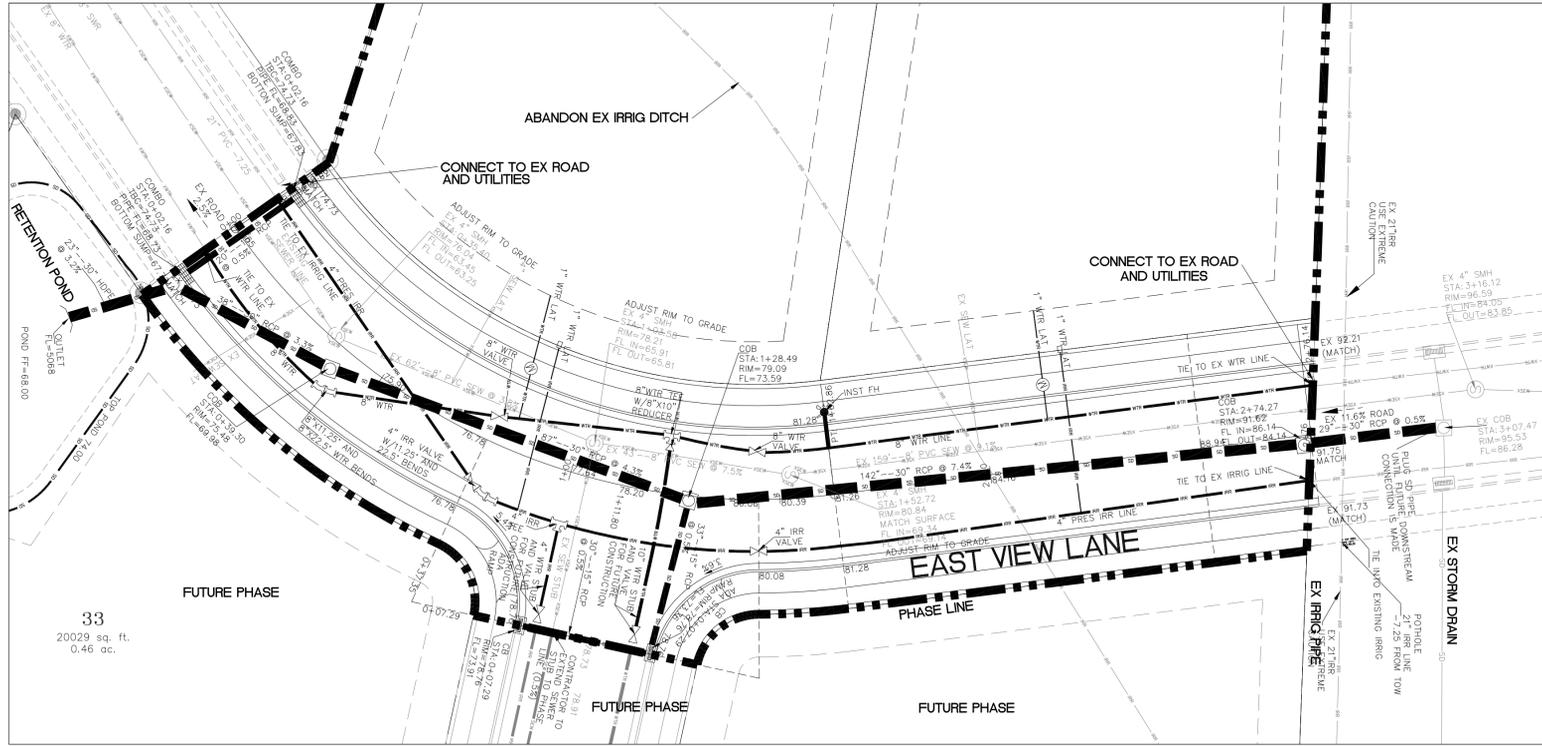
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**CONSTRUCTION MANAGEMENT**

**NORTH POINT**  
**PHASE C**  
 UTILITY SHEET

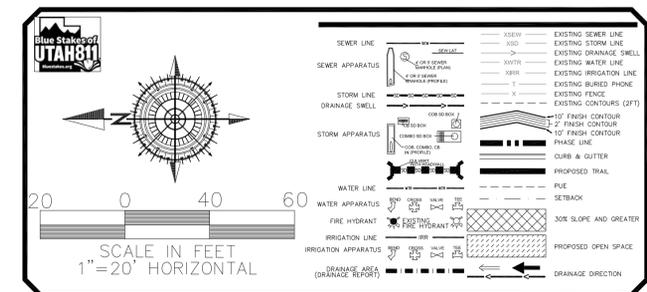
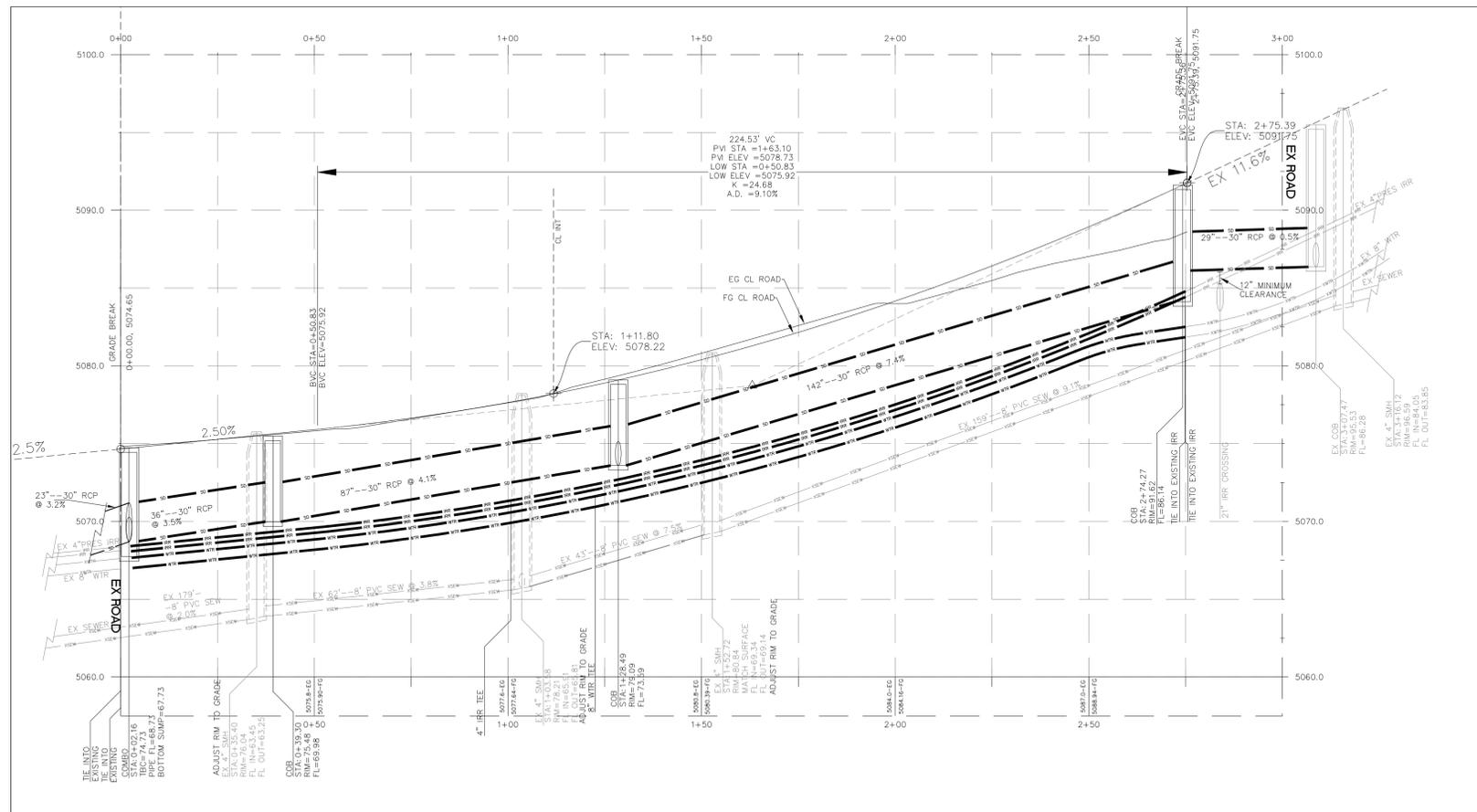
PRINT DATE: 3-30-18

ALPINE CITY

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



# EAST VIEW LANE



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	3-1-18
SURVEY BY:	OPW
DRAWN BY:	OPW
DESIGNED BY:	OPW
CHECKED BY:	OPW
SCALE:	1"=20'

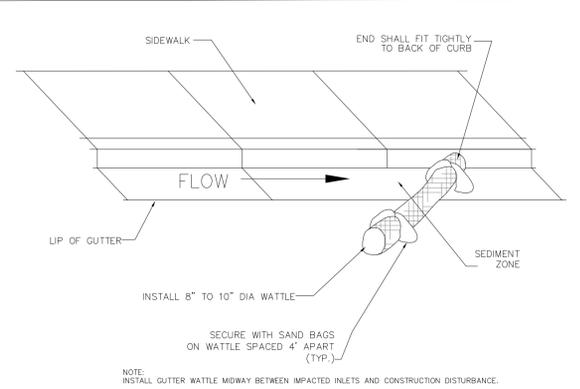
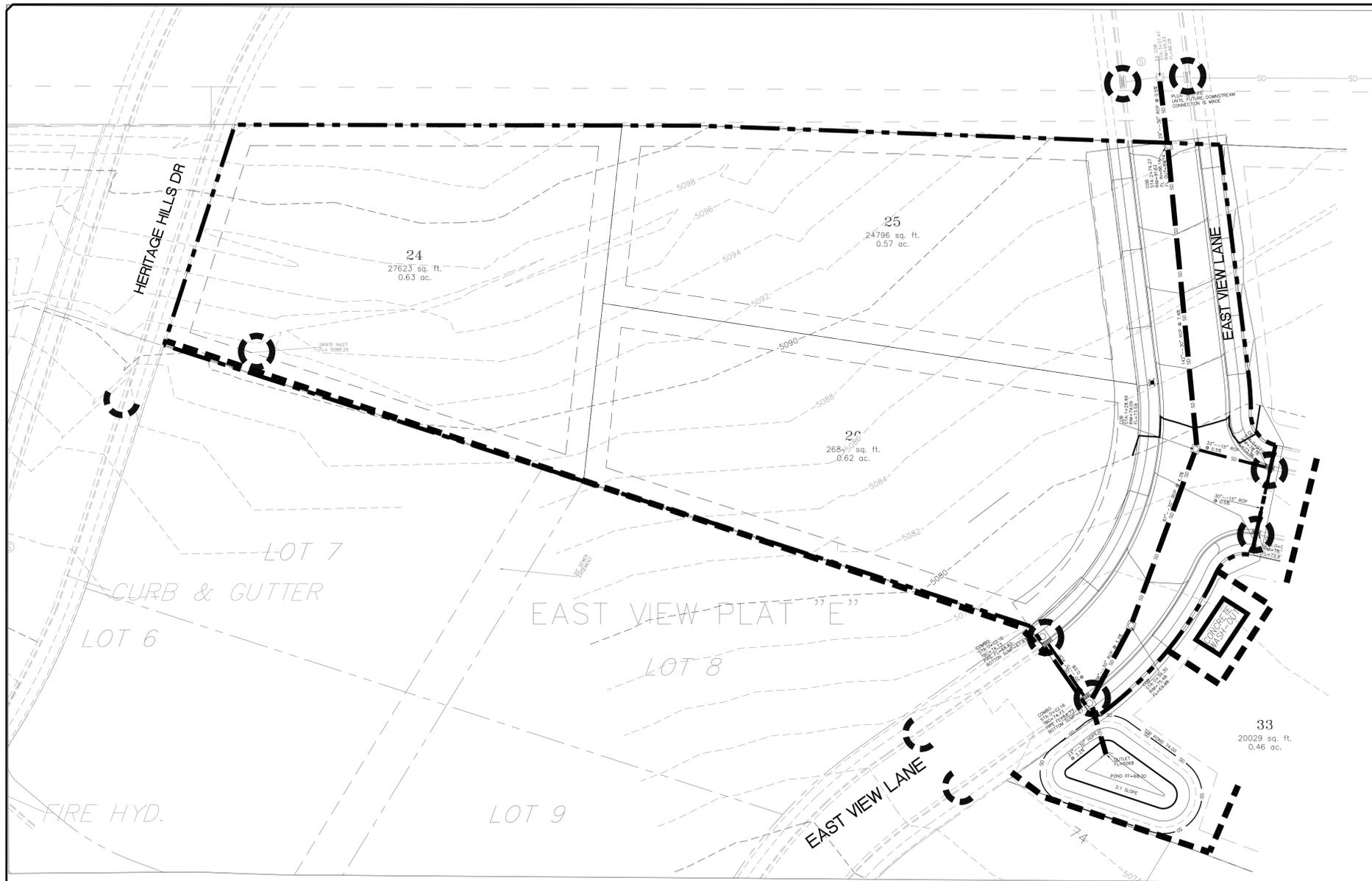
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 CONSTRUCTION MANAGEMENT

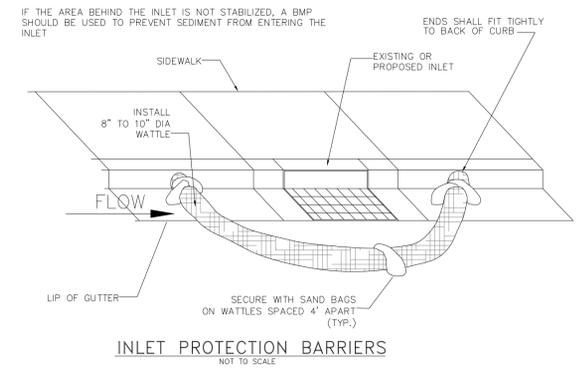
## NORTH POINT PHASE C PLAN AND PROFILE EAST VIEW LANE

ALPINE CITY

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

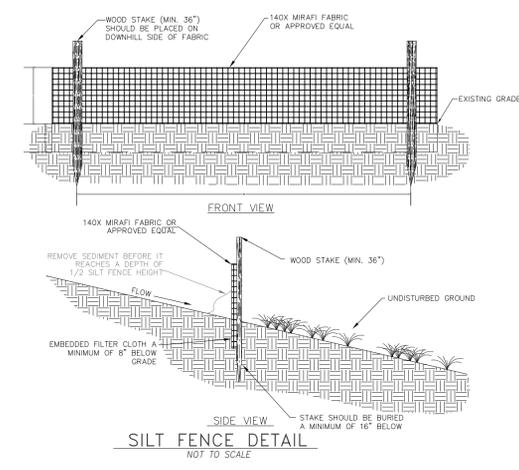


GUTTER PROTECTION SETUP



INLET PROTECTION BARRIERS

NOTE: TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



SILT FENCE DETAIL

GENERAL EROSION CONTROL NOTES

1. 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 EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE WASATCH COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE OF DEBRIS FROM TRAFFIC AND THE SITE.
4. CONTRACTOR WILL DISPOSAL OF BUILDING MATERIAL WASTE PROPERLY TO PREVENT POLLUTANTS AND DEBRIS FROM BEING CARRIED OFF-SITE BY WIND OR WATER.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SLOOED AREAS MAY BE REMOVED ONCE SOIL AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. 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.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND 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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN TO BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE AREAS THEY ARE PROTECTING. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.
13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTALL CLEANLINESS.
14. ALL DISTURBED AREAS AND SOIL PILES LEFT INACTIVE FOR AN EXTENDED PERIOD OF TIME WILL BE STABILIZED BY SEEDING BETWEEN APRIL 1 AND SEPTEMBER 15) OR BY OTHER COVER SUCH AS TARPING OR MULCHING.
15. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
16. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE NEXT WORKDAY.

ADDITIONAL EROSION CONTROL NOTES

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 2:1 CUT THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.
2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, WASATCH COUNTY REVIEW ENGINEER AND WASATCH COUNTY INSPECTOR. NO EXCAVATED MATERIAL SHALL REMAIN IN PLACE UNTIL ROADWAY OR PROTECTED AREA AND WETLANDS.
3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE WASATCH COUNTY ENGINEER.
4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.
5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.
6. AFTER CLEANING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, WASATCH COUNTY REVIEW ENGINEER AND WASATCH COUNTY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1" OF ROADWAY.
7. NO BRUSH, TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

% Pure	Grass Type
20.00	Hard fescue
15.00	Pulcherrum wheat grass
15.00	Orchard grass (sod forming)
20.00	Smooth stem grass
20.00	Stream bank wheel grass (sod forming)
15.00	Western wheat grass

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO WASATCH COUNTY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL, AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.
9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)
10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.
11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.
12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.
13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.
14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.
15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR REQUIRE A TARIFF FROM THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:
  - INTERNATIONAL BUILDING CODE 2015, APPENDIX 4, GRADING
  - WASATCH COUNTY CODE
  - UNIFORM FIRE CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.
18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.
19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.
20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.
21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND WASATCH COUNTY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.
22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ON-SITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.
23. CONTRACTOR WILL PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERTLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.
24. CUT AND FILL SLOPES MATING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.

25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS
- EROSION CONTROL BLANKET - ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRAPLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.
16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:
  - INTERNATIONAL BUILDING CODE 2015, APPENDIX 4, GRADING
  - WASATCH COUNTY CODE
  - UNIFORM FIRE CODE

TOPSOIL - PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW - COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

ELEVATION	SEEDING WINDOW
4000 TO 6000 FT	SEPT. 15 TO DEC. 1
ABOVE 6000 FT	SEPT. 1 TO NOV 15

RIPRAP - PLACE STONES TO SECURE A ROCK MASS, CONFORMING TO THE GRADES AND DIMENSIONS SHOWN ON THE PLANS. DISTRIBUTE AND MANIPULATE THE STONES IN A MANNER THAT THE LARGER ROCK FRAGMENTS ARE UNIFORMLY DISTRIBUTED AND THE SMALLER ROCK FRAGMENTS SERVE TO FILL THE SPACE BETWEEN THE LARGER FRAGMENTS. PLACE IN A MANNER THAT RESULTS IN UNSEGREGATED, DENSELY PLACED, UNIFORM LAYERS OF RIPRAP OF THE THICKNESS INDICATED ON THE PLANS. EXCAVATE AT THE TOE OF THE SLOPE AND EMBED RIPRAP TO PROTECT AGAINST UNDERSLIGHT. COMPACT PROPERLY PLACED LOOSE RIPRAP SO THAT IT IS FREE FROM ANY IRREGULAR SURFACE PROTRUSIONS OVER 3 INCHES IN HEIGHT.

NOTE: TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

SCALE IN FEET  
1"=30' 24X36 SHEET

**LEGEND**

SILT FENCE	EXISTING CENTER LINE
STRAW WATTLE (INSTALL AFTER SLOPE WORK COMPLETE UNTIL SOIL IS STABILIZED)	EXISTING WATER LINE
INLET PROTECTION	EXISTING GUTTER LINE
GUTTER PROTECTION	EXISTING SIDEWALK
	EXISTING EDGE OF ASPHALT
	EXISTING FINISH
	EXISTING CONCRETE PAVEMENT
	1/2" FINISH CONTOUR
	1/4" FINISH CONTOUR
	PROPOSED STRIAL
	STORM LINE
	STORM APPARATUS
	DRAINAGE DIRECTION

NO.	DESCRIPTION	DATE	APP'D
6-13-16	PW		
6-13-16	PER. NEW CGS		
3-1-18			

ORIG. DATE:	3-1-18
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

**GATEWAY CONSULTING, Inc.**  
 P.O. BOX 951005 SOUTH JORDAN, UT 84095  
 PH: (801) 694-5848 FAX: (801) 432-7050  
 paul@gatewayconsultingllc.com

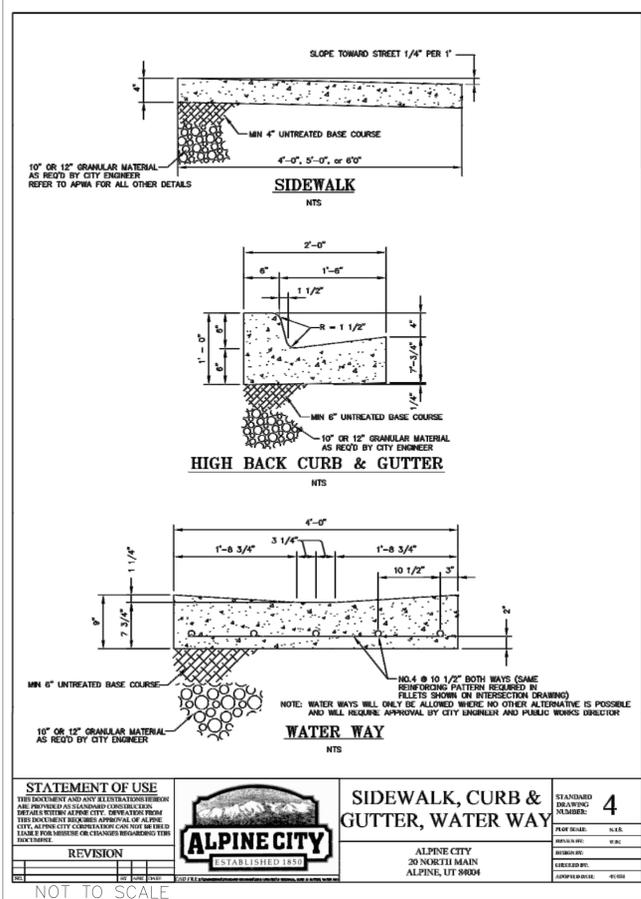
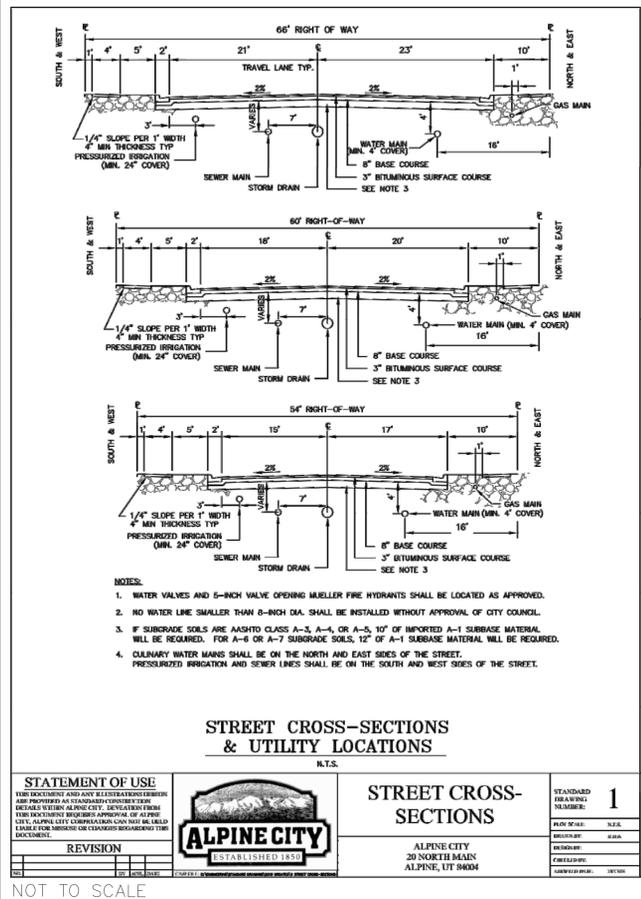
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 CONSTRUCTION MANAGEMENT

NORTH POINT  
 PHASE C  
 STORM WATER POLLUTION PREVENTION  
 PRINT DATE: 3-30-18

WASATCH COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

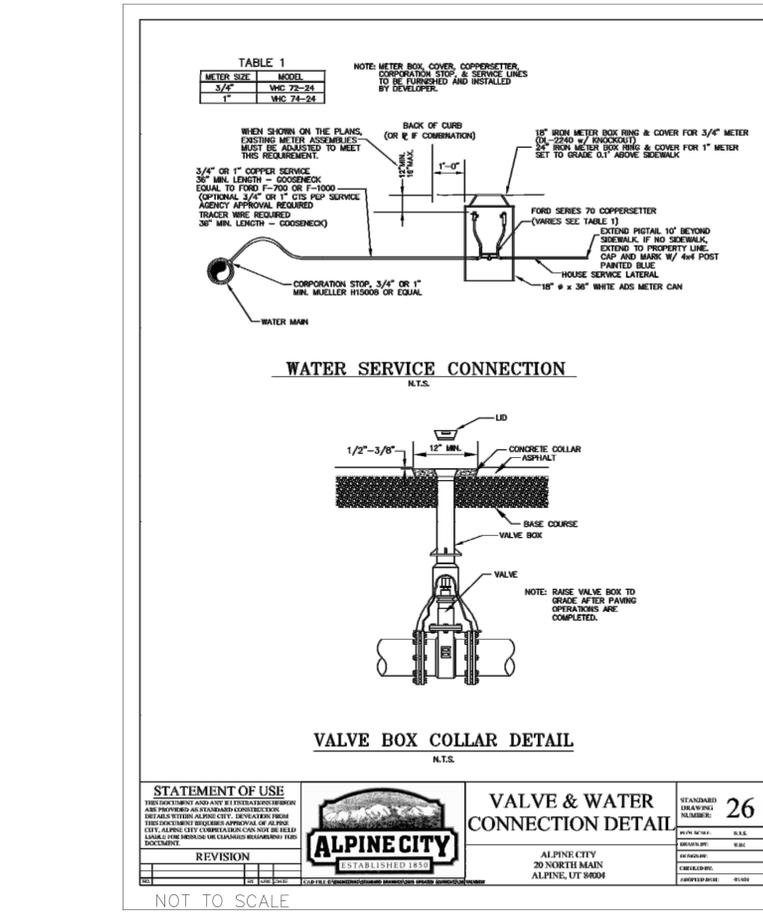
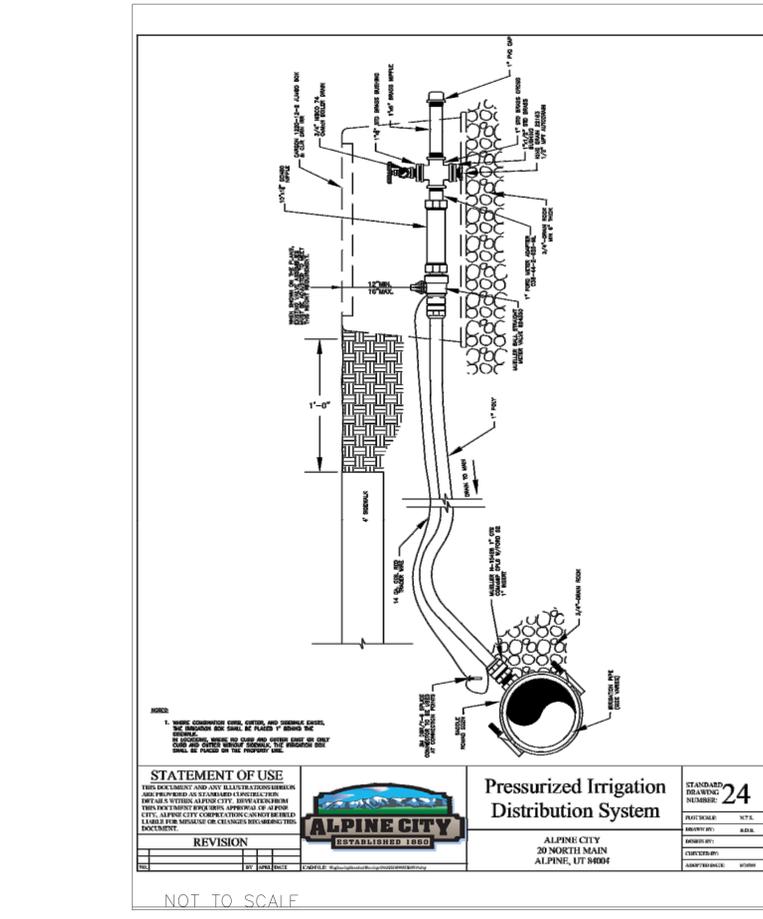
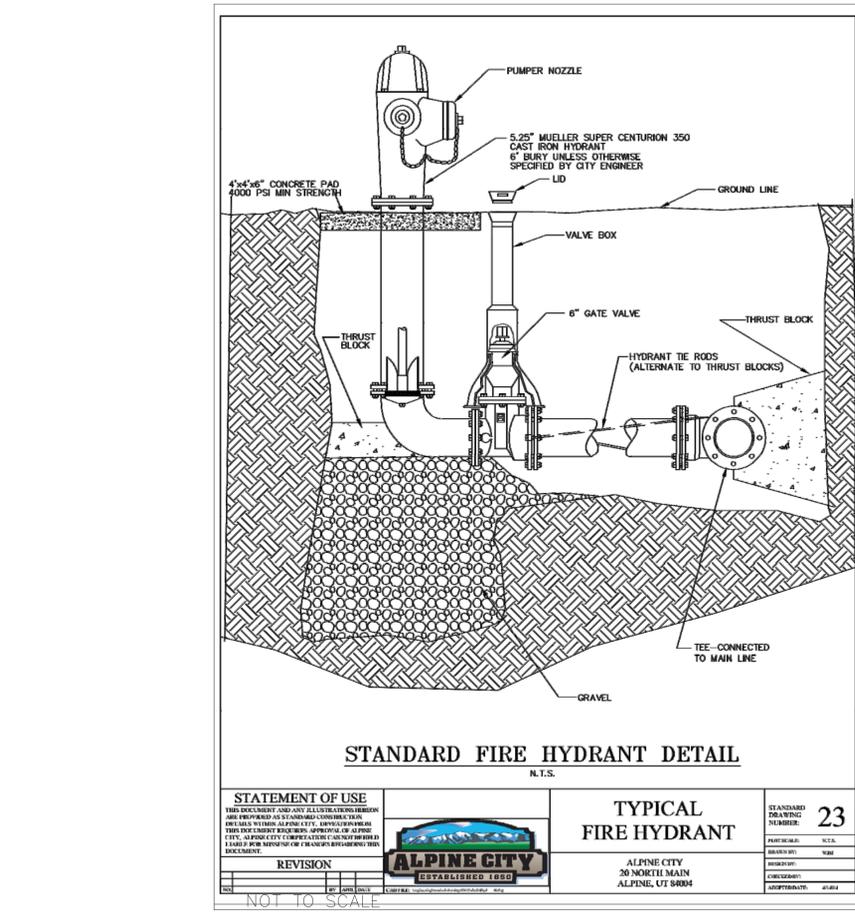
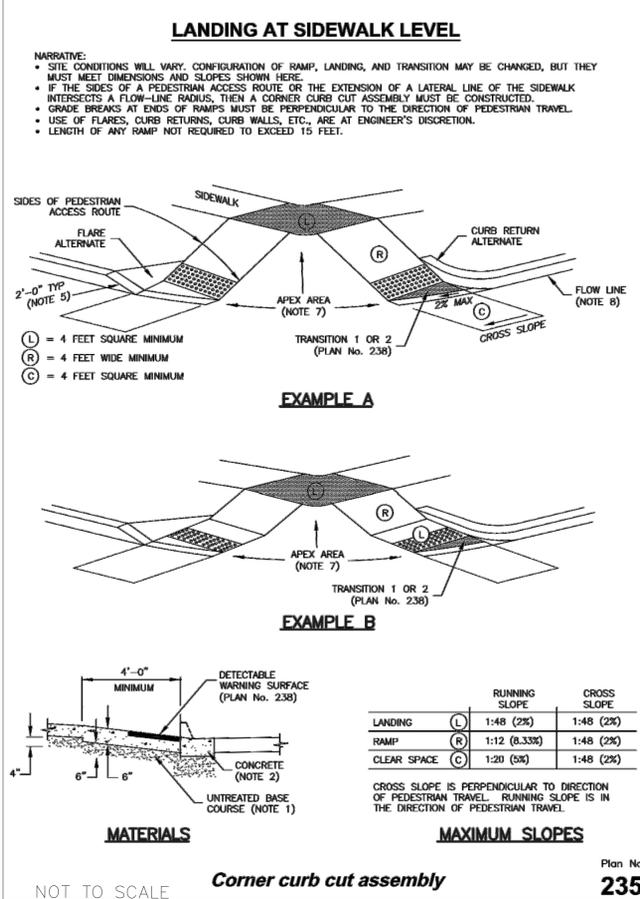
SHEET NO. SWPPP



**Corner curb cut assembly**

- UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
  - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
  - Place material per APWA Section 32 05 10.
  - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- CONCRETE:** Class 4000 per APWA Section 03 30 04.
  - If necessary, provide concrete that achieves design strength in less than 7 days. Caution, concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
  - Place concrete per APWA Section 03 30 10.
  - Provide 1/2 inch radius on concrete edges exposed to public view.
  - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
- EXPANSION JOINT:** Make expansion joints vertical.
  - Full depth 1/2 inch thick type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
- CONTRACTION JOINT:** Make contraction joints vertical.
  - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
  - Maximum length to width ratio for non-square panels is 1.5 to 1.
  - Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
- FLARE:** If a flare is in a pedestrian circulation area, the slope of the flare shall be 1:10 (10%) maximum measured perpendicular to the pedestrian access route.
- DETECTABLE WARNING SURFACE:** A detectable warning surface is required in a ramp, transition, or landing that provides a flush connection to the street. Perpendicular and non-perpendicular connections are shown in APWA Plan No. 238.
- APEX AREA:** The apex area may have curb and gutter, curb walls, flares, ramps, landings, detectable warning surface and landscaping. Flow-line grade may exceed 2 percent to match street grade.
- PROTECTION AND REPAIR:**
  - Protect concrete from deicing chemicals during cure.
  - Fill flow line with water. Repair construction that doesn't drain.

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paul@gatewayconsulting.com

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CONSTRUCTION MANAGEMENT

**NORTH POINT PHASE C**  
STREET & WATER DETAILS

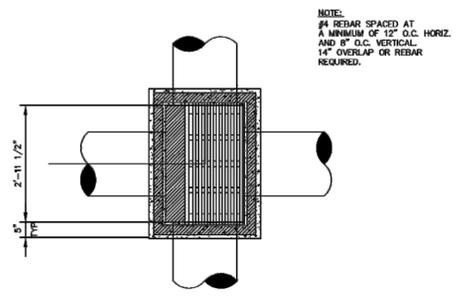
PRINT DATE: 3-30-18

**ALPINE CITY**

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. **D1**

ORIG. DATE:	3-1-18	DATE:	APPD
SURVEY BY:	GPW	NO.	DESCRIPTION
DRAWN BY:	GPW	NO.	DESCRIPTION
DESIGNED BY:	GPW	NO.	DESCRIPTION
CHECKED BY:	GPW	NO.	DESCRIPTION
SCALE:	N/A	NO.	DESCRIPTION



**CURB FACE DROP INLET BOX**  
N.T.S.

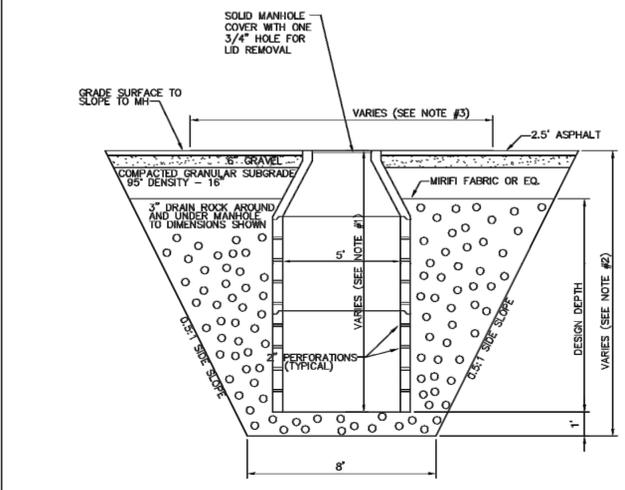
<b>STATEMENT OF USE</b> THIS DOCUMENT AND ANY ELEVATION/SECTION ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS FOR ALPINE CITY. DESIGNATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CONSTRUCTION SHALL BE HELD LIABLE FOR ANY CHANGES REGARDING THIS DOCUMENT.		<b>CURB FACE DROP INLET BOX (Typical)</b> ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	STANDARD DRAWING NUMBER: <b>20</b> PLAN SCALE: N.T.S. DESIGN BY: JAC CHECKED BY: JAC
<b>REVISION</b>			

NOT TO SCALE

**Precast manhole**

- UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
  - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
  - Place material per APWA Section 31 23 23.
  - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
- BACKFILL:** Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
- CONCRETE:** Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 39 00.
- STATIONING AND ELEVATIONS:**
  - Stations of manholes shown on the Drawings apply to the centerline of the shaft.
  - Elevations shown at the shaft's center refer to the prolonged (or extended) invert grade of the pipe.
  - Inlet pipe elevation applies to a point of intersection of the inlet pipe invert to the manhole wall.
- CONCRETE DECK OR REDUCING RISER:** When depth of manhole from pipe invert to finish grade exceeds 6'-7", use an ASTM C 478 reducing riser cone.
- DISTANCE "P":** "P" varies as per size of pipes, such that the horizontal inside diameter of the pipe intersects the inside face of the riser.
- JOINTS:** Place flexible gasket-type sealant in all manhole joints.
- BASE OF MANHOLE:** Pour in one continuous operation.
- FINISH:** Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.

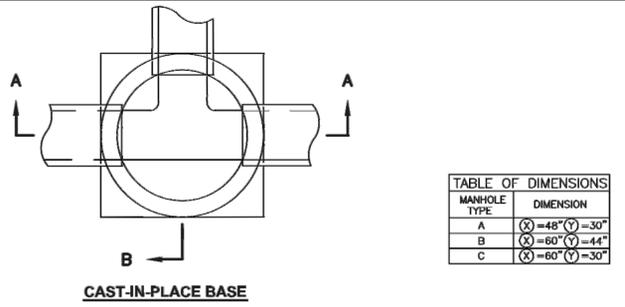
NOT TO SCALE



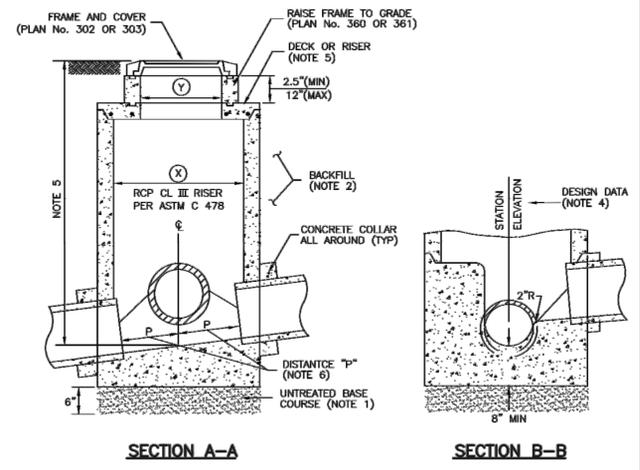
**STORM DRAINAGE SUMP**  
N.T.S.

<b>STATEMENT OF USE</b> THIS DOCUMENT AND ANY ELEVATION/SECTION ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS FOR ALPINE CITY. DESIGNATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CONSTRUCTION SHALL BE HELD LIABLE FOR ANY CHANGES REGARDING THIS DOCUMENT.		<b>TYPICAL STORM DRAINAGE SUMP</b> ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	STANDARD DRAWING NUMBER: <b>18</b> PLAN SCALE: N.T.S. DESIGN BY: JAC CHECKED BY: JAC
<b>REVISION</b>			

NOT TO SCALE



**CAST-IN-PLACE BASE**



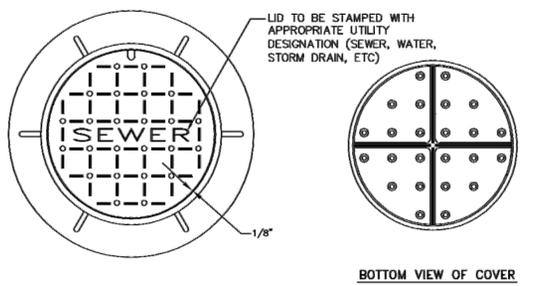
**SECTION A-A**

**SECTION B-B**

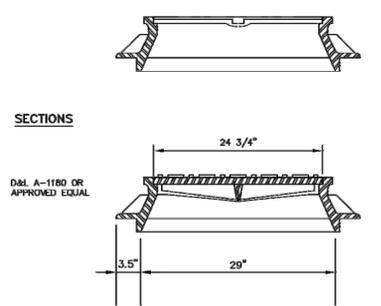
**Precast manhole**

August 2001	163	Plan No. <b>341</b>	Drawing 1 of 1
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NOT TO SCALE



**PLAN OF COVER AND RING**

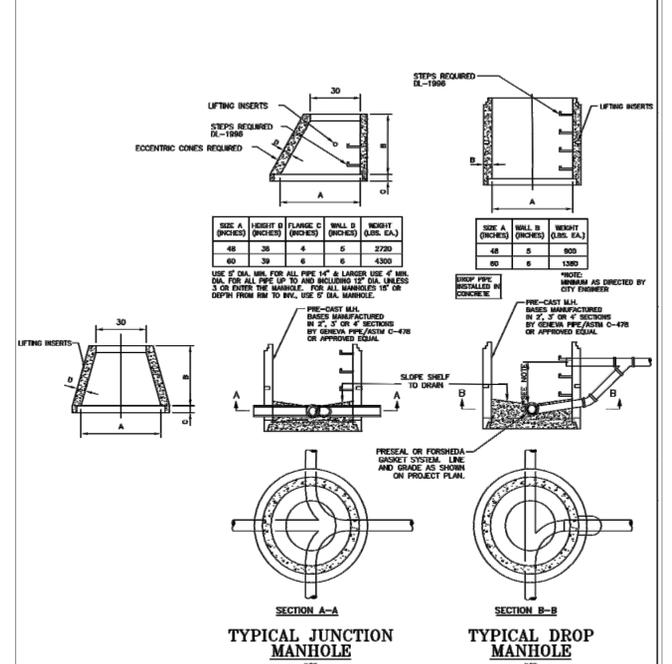


**SECTIONS**

**HEAVY DUTY, 400 LB. MINIMUM, MANHOLE RING AND COVER**  
N.T.S.

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<b>REVISION</b>			

NOT TO SCALE

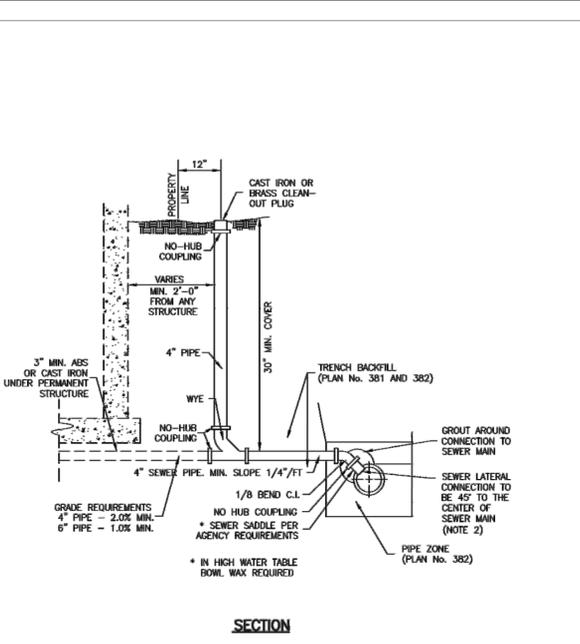


**TYPICAL JUNCTION MANHOLE**

**TYPICAL DROP MANHOLE**

<b>STATEMENT OF USE</b> THIS DOCUMENT AND ANY ELEVATION/SECTION ARE PROVIDED AS STANDARD CONSTRUCTION DETAILS FOR ALPINE CITY. DESIGNATION FROM THIS DOCUMENT REQUIRES APPROVAL OF ALPINE CITY. ALPINE CITY CONSTRUCTION SHALL BE HELD LIABLE FOR ANY CHANGES REGARDING THIS DOCUMENT.		<b>SEWER MANHOLE (TYPICAL)</b> ALPINE CITY 20 NORTH MAIN ALPINE, UT 84004	STANDARD DRAWING NUMBER: <b>17</b> PLAN SCALE: N.T.S. DESIGN BY: JAC CHECKED BY: JAC
<b>REVISION</b>			

NOT TO SCALE



**SECTION**

**Sewer lateral connection**

April 1997	195	Plan No. <b>431</b>	
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NOT TO SCALE

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	11-1-17
SURVEY BY:	HAWES
DRAWN BY:	CPW
DESIGNED BY:	CPW
CHECKED BY:	CPW
SCALE:	N/A

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paul@gatewayconsulting.com

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CONSTRUCTION MANAGEMENT

**NORTH POINT PHASE C**  
**STORM AND SANITARY SEWER DETAIL**  
3-30-18

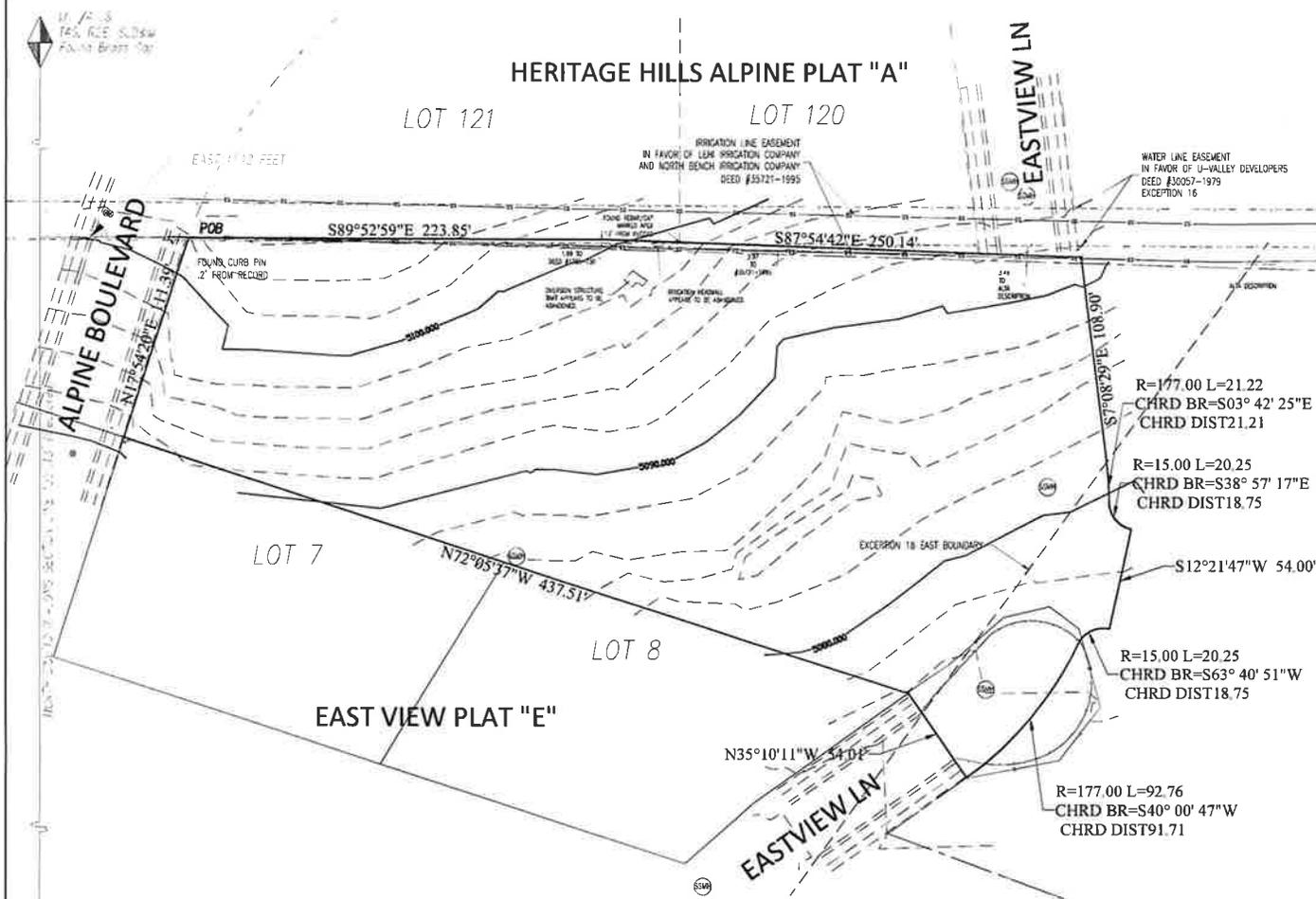
ALPINE CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. **D2**

# L7 LLC-WATKINS ALPINE SURVEY

## HERITAGE HILLS ALPINE PLAT "A"



### VICINITY MAP



### GENERAL NOTES

- 1) Basis of Bearing is North 0°06'10" West along section line from the Southwest Corner of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian to the West Quarter of said Section 18. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, T.4S, R.1E, S18&M
- 2) The purpose of the survey is to provide an ALTA survey on a portion of the property described in Title Policy #38433 prepared and issued by Sutherland Title Company, 920 East Wood Oak Lane #100, Salt Lake City, UT 84117.
- 3) The portion Surveyed lies between Alpine Boulevard and Eastview Ln.
- 4) Marcus Watkins, Manager of L7, LLC, a Utah limited liability company retained Cliff Peterson to complete a Boundary Survey based on descriptions provided. The descriptions shown on this plat are based on the descriptions provide in the Sutherland Title report #38433.
- 5) The east property line was determined by a proposed east line of a subdivision plat for a development called Northpoint, Phase C provided by Gateway Engineering.
- 6) Existing utilities, observed and shown on this plat, may have easements that have accrued by way of prescriptive rights.
- 7) The field work for this plat was completed in April of 2018.
- 8) There are numerous ditches on the surveyed property that appear to be abandoned. Contact appropriate irrigation company for documentation stating that these ditches are in fact abandoned.

### DESCRIPTION PROVIDED BY CLIENT (ALTA DESC.)

SUTHERLAND TITLE COMPANY #38433

Land located in Utah County, State of Utah, more particularly described as follows: Commencing North 1215 11 feet and West 28 8 feet from the Southwest corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 17°54'20" East 111.4 feet; thence South 89°52'59" East 21.54 feet; thence South 88°22'04" East 83.82 feet; thence North 01°21'30" West 0.02 feet; thence South 89°22'04" East 1.68 feet; thence South 01°21'30" West 0.02 feet; thence South 01°21'30" West 103.59 feet; thence South 88°55'58" West 0.03 feet; thence South 01°21'30" West 0.06 feet; thence North 88°56'00" East 35.71 feet; thence North 00°52'12" West 0.07 feet; thence North 82°28'14" West 0.01 feet; thence North 88°30'10" East 1.88 feet; thence South 9°32'11" East 0.07 feet; thence South 88°32'10" East 55.84 feet; thence South 09°23'11" East 28.52 feet; thence South 88°28'10" East 0.09 feet; thence South 88°53'38" East 224.84 feet; thence South 82°27'00" West 221 feet; thence North 12°21'07" East 48.02 feet; thence North 82°52'28" West 173.43 feet; thence South 29°09'03" West 0.35 feet; thence North 68°43'48" West 156.95 feet; thence North 54°49'45" East 51.28 feet; thence North 35°10'11" West 54 feet; thence North 72°53'37" West 437.51 feet to the beginning.

Tax Parcel No.: 11,045,008

### NEW BOUNDARY DESCRIPTION

Beginning at a point North 0°06'10" West along section line 1321.13' and East 11.12' from the Southwest Corner of Section 18, Township 4 South, Range 2 East, Salt Lake Base and Meridian; thence along the south line of Heritage Hills Alpine the following courses and distances: South 89°52'59" East 223.85 feet; South 87°54'42" East 250.14 feet; thence South 7°08'29" East 108.90 feet; thence along a 177.00 foot radius curve to the right 21.22 feet (chord bears South 3°42'25" East 21.21 feet); thence along a 15.00 foot radius curve to the left 20.25 feet (chord bears South 38°57'17" East 18.75 feet); thence South 12°21'47" West 54.00 feet; thence along a 15.00 foot radius curve to the left 20.25 feet (chord bears South 63°40'51" West 18.75 feet); thence along a 177.00 foot radius curve to the right 92.76 feet (chord bears South 40°00'47" West 91.71 feet); thence along the north line of East View Subdivision, Plat "E" the following courses and distances: North 35°10'11" West 54.01 feet; North 72°05'37" West 437.51 feet; thence North 17°54'20" East 111.39 feet to the point of beginning.

Containing 95,037 Sq. Ft. or 2,181.8 Acres.

### ABBREVIATIONS

- 15" ADS = IRRIGATION PIPE
- CP = CONTROL POINT
- DA = DRIVE APPROACH
- DG = POWER DOWNING
- FH = FIRE HYDRANT
- PI = PRESSURIZED
- IRRIGATION AND VALVE
- LP = LIGHT POLE
- OHP = OVERHEAD POWER
- PB = POWER BOX
- SET REBAR/CAP #167172 UNLESS NOTED DIFFERENTLY
- PM = POWER METER
- PP = POWER POLE
- SDMH = STORM DRAIN MANHOLE
- SS MH = SEWER MANHOLE
- TR = TELEPHONE RISER
- TS = TRAFFIC SIGNAL BOX
- TSP = TRAFFIC SIGNAL POLE
- WM = WATER METER
- WV = WATER VALVE

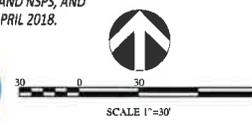
15. Exception deed not found. Replaced with DEED #35721-1995 as shown on plat.

16. Subject to an easement in favor of U-VALLEY DEVELOPERS for a water line contained in deed #30057-1979 and shown on the plat.

17. Deed #91045-2001 does not encroach into the subject property.

18. The majority of the subject property is within the bounds of the reservation of oil, gas, mining and mineral rights of every kind whether or not shown by public records and in particular that reserved by Deed #347-1942 in favor of The Federal Land Bank of Berkeley, Berkeley California.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, AND 5 OF TABLE A. THE FIELD WORK WAS COMPLETED IN APRIL 2018.



CLIFF PETERSON LAND SERVICES  
SURVEYING, PLANNING, ENGINEERING  
889 South 1600 East  
Springville, Utah 84663  
(801) 489-3156 - (801) 372-3810  
Cliff Peterson P.L.S.  
#167172

### BOUNDARY/ALTA SURVEY

### L7, LLC

OWNER - L7, LLC  
440 N GLACIER LN, ALPINE, UT 84004

DATE:	APRIL 2018	SHEET #:	1
DRAWN BY:	CLP		
CHECKED BY:	CLP		
FILE:	8888-Alpine (revised) signed by William		