



Staff Report for the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for final approval of Vaquero Village Cluster Subdivision including the approval of the subdivision improvement agreement.

Type of Decision: Administrative

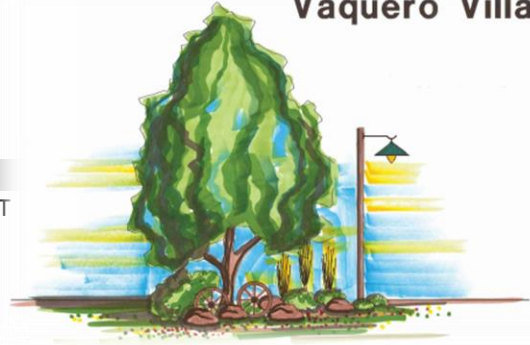
Agenda Date: Tuesday, April 24, 2018

Applicant: J. Ervin Davis & Velayne B Davis

Authorized Representative: Dean Barrow

File Number: LVV 041116

Vaquero Village



Property Information

Approximate Address: 7100 West 900 South, West Warren UT

Project Area: 12.424 acres

Zoning: Agricultural (A-1) and (A-2) Zones

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 10-036-0015

Township, Range, Section: T6N, R3W, Section 14

Adjacent Land Use

North: Agricultural	South: Residential
East: Agricultural	West: Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: SB

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5 Agricultural (A-1 Zone)
- Weber County Land Use Code Title 104 (Zones) Chapter 7 Agricultural (A-2 Zone)
- Weber County Land Use Code Title 106 (Subdivision)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 Cluster Subdivisions

Development History

- The proposed cluster subdivision was reviewed by the Western Weber Planning Commission for conceptual sketch plan endorsement on March 8, 2016.
- The preliminary plan approval for the Vaquero Village Cluster Subdivision was granted on August 9, 2016 by the area planning commission. The proposed subdivision is located on a 12.424-acre parcel in the A-1 and A-2 Zones. As part of the preliminary approval, the planning commission granted a 7% bonus density for the proposed public access to development open space and a 10% bonus density for meeting the purpose and intent of the cluster subdivision requirements.
- The Western Weber Planning Commission recommended approval to the County Commission for final subdivision approval on December 13, 2016.
- The applicant applied for and was granted a one-year time extension approved by the Planning Director on 12/8/2017

Background and Summary

The Planning Commission has forwarded a positive recommendation for the final approval of the 13 lot subdivision known as Vaquero Village Cluster Subdivision (see Exhibit A). The proposed subdivision is located on a 12.424-acre parcel in the A-1

and A-2 Zones. Based on the current acreage, the base density is 11 lots. As part of the preliminary approval, the planning commission granted a 7% bonus density for the proposed public access to development open space and a 10% bonus density for meeting the purpose and intent of the cluster subdivision requirements. The 17% bonus density allows the applicant to move forward with the design and approval process for the 13 lot subdivision located at approximately 7100 West 900 South. Part of the consideration and action to be made by the County Commission is the approval of a Subdivision Improvement Agreement that includes a Financial Agreement in the amount of \$409,888.55 (see Exhibit B for the Subdivision Improvement Agreement) for the proposed subdivision.

The Uniform Land Use Code of Weber County (LUC) §106-1-8(f) identifies the approval process for final cluster subdivision. The proposed cluster subdivision requires a recommendation from the applicable planning area's planning commission; therefore, the final plat must be considered and approved by the County Commission after receiving a recommendation from the Planning Commission.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the Cluster Subdivision ordinance in LUC §108-3, and the applicable standards in the A-1 and A-2 zones (LUC §104-5 & §104-7) to ensure that the regulations and standards have been adhered to. The proposed subdivision, with the recommended conditions listed in this staff report, is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The proposal conforms to the Western Central Weber County General Plan by providing a cluster type development and preserving a minimum of 30% open space.

Zoning: The subject property lies in an area with a split zoning boundary. The zoning boundary is split along the front of the development between the A-1 and A-2 zones. Lots 1 & 2 will be located in the A-1 Zone; Lots 3-13 will be located in the A-2 Zone. It doesn't appear that a lot will be split by the zoning line but if Lot 2 or 3 is impacted by a zone line, LUC §104-1-4 explains that when a proposed lot is split by a zoning boundary the standards for area requirements depends on which of the zones has the more restrictive (or larger) area requirement. This is based upon a two-thirds rule.

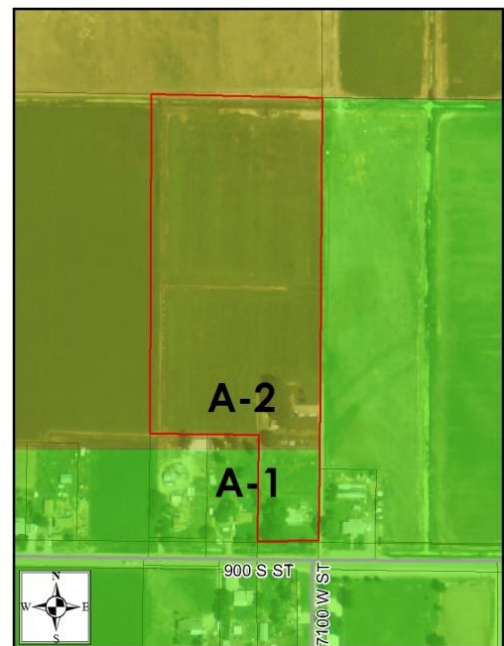
- If two-thirds of the lot's area is contained in less restrictive zone, the lot may develop based upon the minimum standards of that zone. However, the home must be built in that less restrictive zone.
- If this is not the case then the home can be built in the larger zone, but the lot must meet the lot standards of that zone. The area within the less restrictive zone may be applied to lot to meet the larger standard.

The area standards between the A-1 and A-2 Zone do differ for most uses, however for single family dwellings both zones only require a minimum area of 40,000 square feet per lot (LUC §104-5 and 104-7). The cluster subdivision development standards allow minimum lot sizes down to 15,000 square feet. The only differing element between the A-1 & A-2 zones that the development will have due to the split zone is the permitted and conditional uses for lots 3 through 13.

Zoning Development Standards (Lot area, frontage/width and yard regulations): The minimum frontage in a cluster subdivision is 60 feet. The yard setback standards are:

- Front yard: 20 feet
- Rear yard: 20 feet
- Side yard: 8 feet

Dwellings are allowed to be an average height of 40 feet. The proposed lots range in size from 20,000 square feet to 22,375 square feet. The proposed development will include approximately 3.739 acres (162,910 square feet) of open space that will be dedicated for public access. Based on the cluster subdivision standards, the proposed layout, lot configurations and lot sizes are acceptable.



Cluster Subdivision: The proposed project will occupy 12.424 acres and consist of 13 lots, with 3.739 acres (30%) of common area which will be dedicated as public open space. The proposal meets the requirement of 30 percent open space. The lots are centered in the subdivision design and surrounded by 50 feet of common area. This area will be maintained by a Home Owners Association. A Home Owners Association will be created with specific Community Covenants and Restrictions (CC&R's) to include the maintenance and upkeep of the common area and landscaping. The final CC&R's been reviewed and found to meet the requirements outlined in both local and state statute. A condition of approval has been added to staff's recommendation to ensure that a Home Owner's Association is established and that the CC&R's are recorded with the final Mylar.

Subdivision: The proposed subdivision is located in the Agricultural Zone (A-1 & A-2) in Western Weber County. To ensure that property owners within the subdivision are aware that this area of the County is an active agricultural area a note must be added to the subdivision plat per LUC §106-1-8(c)(5) which states:

"Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision."

The improvement plans for the proposed subdivision show the main corridor to be a 66 foot wide right of way, with a short 66 foot wide cul de sac that will provide access and frontage for lots 4-7. The new roadway will extend north from 900 South completing an intersection at 7100 West and will stub to the property located to the north. The improvements plans include a public street, curb, gutter, and sidewalk on both sides of the street with 13 street trees and grass park strip. Six lamp posts have been proposed to be placed along the main roadway. The landscaping plan also includes a trail in the common area along with many other trees surrounding the subdivision. The improvements associated with the trails, landscaping and irrigation of the open space areas must be included in the subdivision improvement agreement.

A condition of approval has been added to staff's recommendation to ensure that the required documentation will be recorded with the final Mylar.

Culinary water: A capacity assessment letter has been submitted by West Warren-Warren Water District. The capacity assessment letter submitted to the County is directly from the district due to the district receiving culinary water from Weber Basin Water Conservancy District. The State of Utah Division of Drinking water monitors Weber Basin Water Conservancy District to ensure adequate water capacity is available for the water districts operating under Weber Basin. The applicant has provided the required "construct permit" from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision is required to be submitted to the Planning Division per (LUC §106-4-2(a)(1)(b)).

Secondary Water: The applicant has provided a stock certificate with Warren Irrigation Company. The improvement plans provided for final subdivision review include the secondary water layout, design and construction. The applicant will need to continue to work with the County Engineering Division to ensure that the system meets all of the necessary regulations and requirements.

Sanitary sewage disposal: The proposed subdivision will be serviced by individual septic systems for each lot. The final plat identifies the soil data taken as required by the Weber Morgan Health Department. A condition of approval has been added to staff's recommendation that a letter to the Planning Division from the Weber Morgan Health Department stating the feasibility of the waste water design will be required prior to moving the application forward to the County Commission.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone "X" as determined by FEMA to be an area determined to be outside 500-year floodplain.

Review Agencies: The Weber Morgan Health Department, the Weber County Engineering Division, the Weber County Surveyor's Office, and the Weber Fire District have reviewed the proposal. The applicant will need to address each agency review comments prior to forwarding the application to the County Commission for approval.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes are not considered due at this time but will become due in full on November 30, 2018.

Staff Recommendation

Staff recommends final plat approval of Vaquero Village Cluster Subdivision, consisting of 13 lots, located at 7100 West 900 South. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Ownership will need to match the ownership that is shown on the final Mylar.
2. All required documentation will be recorded with the final Mylar.

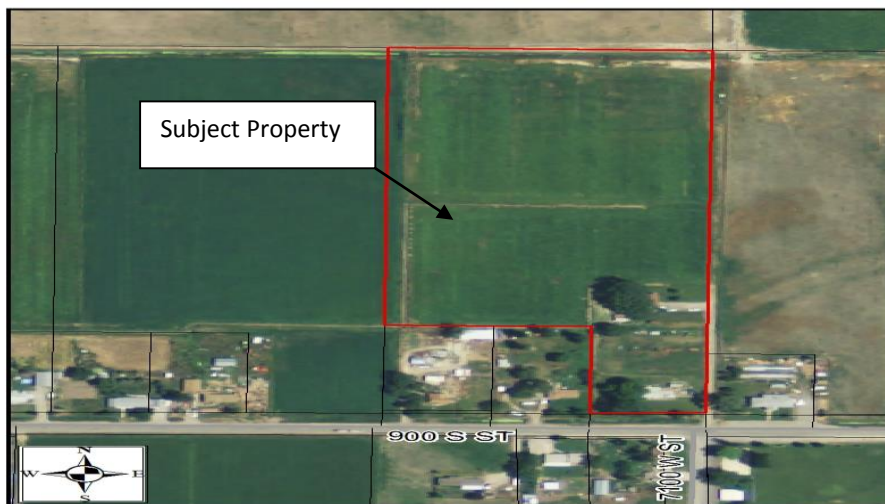
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber County General Plan.
2. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
3. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.
4. With the recommended conditions, the proposed subdivision complies with all applicable County codes.
5. The proposed cluster subdivision meets the purpose and intent of the cluster subdivision standards (10%), and that adequate open space with public access has been made part of the design (7%) to approve a bonus density of 17% to the development.

Exhibits

- A. Subdivision Plat
- B. Subdivision Improvement Financial Guarantee

Location Map



See Attached Weber County Improvements Guarantee Agreement

**WEBER COUNTY
IMPROVEMENTS GUARANTEE AGREEMENT**

THIS AGREEMENT (herein "Agreement") is entered into this 23 day of March, 2018.

***** PARTIES *****

"APPLICANT": Barrow Land and Livestock, LLC, a Utah limited liability company,

address: 6797 West 900 South City: Ogden State: Utah zip: 84050 telephone: (801) 941-2241.

"COUNTY": Weber County, a political subdivision of the State of Utah,
2380 Washington BLVD, Ogden, UT 84401,
(801) 399-8374.

***** RECITALS *****

WHEREAS, APPLICANT desires to post the following improvement guarantee(s) (check):

- Off-site improvement guarantee
- On-site improvement guarantee

with the COUNTY for Vaquero Village Cluster Subdivision Phase 1
(description or name of Project)

located at 7110 West 900 South Ogden, UT 84404
(address of Project)

WHEREAS, COUNTY ordinances require APPLICANT to guarantee the construction of certain improvements prior to either the recordation of the above described subdivision plat or the actual issuance of any permit(s) or approval(s) related to the above-described Project; and

WHEREAS, the terms of either the subject subdivision plat approval or the issuance of the subject permit(s)/approval(s) require APPLICANT to complete the following improvements, (herein "the Improvements") (check one and complete):

- specified in Exhibit B, attached hereto and incorporated herein by this reference;

- or -

- described as follows: _____; and

WHEREAS, COUNTY will not record the subject subdivision or grant the subject permit(s)/approval(s) until adequate provision has been made to guarantee completion of the Improvements and to warrant the Improvements shall be maintained and remain free from any defects or damage, which improvements and required warranty are estimated to cost the amount set forth herein, and which improvements shall

be installed in accordance with the specifications of COUNTY, and inspected by COUNTY;

NOW THEREFORE, For good and valuable consideration, the parties agree as follows:

******* TERMS AND CONDITIONS *******

1. **PURPOSE FOR AGREEMENT.** The parties hereto expressly acknowledge that the purpose of this Agreement is not only to guarantee the proper completion of the Improvements named herein, but also, among other things, to eliminate and avoid the harmful effects of unauthorized subdivisions and other land developments which may leave property or improvements improperly completed, undeveloped or unproductive.
2. **UNRELATED OBLIGATIONS OF APPLICANT.** The benefits and protection of the Proceeds specified herein shall inure solely to COUNTY and not to third parties, including, but not limited to, lot purchasers, contractors, subcontractors, laborers, suppliers, or others. COUNTY shall not be liable to claimants or others for obligations of APPLICANT under this Agreement. COUNTY shall further have no liability for payment of any costs or expenses of any party who attempts to make a claim under this Agreement, and shall have under this Agreement no obligation to make payments to, give Notices on behalf of, or otherwise have obligations to any alleged claimants under this Agreement.
3. **AGREEMENT DOCUMENTS.** All data which is used by COUNTY to compute the cost of or otherwise govern the design and installation of the Improvements is hereby made a part of this Agreement, and is incorporated herein by this reference. This Agreement incorporates herein by reference any subject subdivision plat, plan, construction drawing, permit, condition of approval, and any and all other relevant data and specifications required by the Weber County Land Use Code.
4. **COMPLETION DATE.** APPLICANT shall complete the Improvements: (check one and complete)

XX within a period of 1 XX Year(s) Months (check one) from the date this Agreement was entered into;

- or -
 as specified in Exhibit _____ (Completion Schedule), attached hereto and incorporated herein by this reference.
5. **FEES.** APPLICANT agrees to pay all Fees required by COUNTY for the entire Project prior to the issuance of any subsequent permit or approval within the Project.
6. **SPECIFIC PERFORMANCE.** APPLICANT has entered into this Agreement with COUNTY for the purpose of guaranteeing construction of the Improvements and payment of the Fees. COUNTY shall be entitled to specifically enforce APPLICANT'S obligation under this Agreement to construct and install the Improvements in a manner satisfactory to COUNTY, and to pay the Fees.
7. **APPLICANT'S INDEPENDENT OBLIGATION.** APPLICANT EXPRESSLY ACKNOWLEDGES, UNDERSTANDS AND AGREES that its obligation to complete and warrant the Improvements and pay the Fees and fulfill any other obligation under this Agreement, COUNTY ordinances, or other applicable law is independent of any obligation or responsibility of COUNTY, either express or implied. APPLICANT agrees that its obligation to complete and warrant the Improvements and pay the Fees is not and shall not be conditioned upon the commencement of actual construction work in the subdivision or development or upon the sale of any lots or part of the subdivision or development. APPLICANT further acknowledges (a) that its contractual obligation to complete and warrant the Improvements and pay the Fees pursuant to this Agreement is independent of any other remedy available to COUNTY to secure proper completion of

the Improvements and payment of the Fees; (b) that APPLICANT shall not assert as a defense that COUNTY has remedies against other entities or has other remedies in equity or at law that would otherwise relieve APPLICANT of its duty to perform as outlined in this Agreement or preclude COUNTY from requiring APPLICANT'S performance under this Agreement; (c) that APPLICANT has a legal obligation, independent of this Agreement, to timely complete and pay for the Improvements in full and timely pay the Fees in full; and (d) should APPLICANT Default under this Agreement in any degree, APPLICANT agrees to compensate COUNTY for all costs, including Incidental Costs, related to APPLICANT'S failure to perform its obligation to complete and warrant the Improvements or pay the Fees to the extent that such costs are not adequately covered by the Proceeds ("Proceeds" defined in paragraph 10).

8. **INCIDENTAL COSTS.** "Incidental Costs," as used in this Agreement, shall mean engineering and architect fees, administrative expenses, court costs, attorney's fees (whether incurred by in-house or independent counsel), insurance premiums, mechanic's or materialmen's liens, and any other cost and interest thereon incurred by COUNTY, occasioned by APPLICANT'S Default under this Agreement.

9. **DEFAULT.** "Default," as used in this Agreement, shall mean, in addition to those events previously or subsequently described herein, a party's failure to perform, in a timely manner, any obligation, in whole or in part, required of such party by the terms of this Agreement or required by COUNTY ordinance or other applicable law. In addition, the following shall also be considered Default on the part of APPLICANT: APPLICANT'S abandonment of the Project, as determined by COUNTY; APPLICANT'S insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy; APPLICANT'S failure to file with COUNTY a renewed Financial Guarantee, as defined in paragraph 10, more than 60 days before a Financial Guarantee will expire, unless APPLICANT'S obligations have been terminated under paragraph 36(b); APPLICANT'S Escrow Repository's or Financial Institution's insolvency, appointment of a receiver, filing of a voluntary or involuntary petition in bankruptcy, or failure to perform under the terms of this agreement; the commencement of a foreclosure proceeding against the Project property; or the Project property being conveyed in lieu of foreclosure.

The occurrence of such shall give the other party or parties the right to pursue any and all remedies available at law, in equity, or otherwise available pursuant to the terms of this Agreement. Only the parties hereto are authorized to determine Default. Default shall not be declared prior to the other party receiving written notice.

10. **GUARANTEE OF IMPROVEMENTS.** APPLICANT hereby files, as an independent guarantee (herein "Financial Guarantee") with COUNTY for the purpose of insuring construction and installation of the Improvements and payment of the Fees, one of the following (check one and complete applicable information):

CASH CERTIFICATE, identified by the following:

Escrow Account: 402T130002

Escrow Account Repository: Weber County

IRREVOCABLE LETTER OF CREDIT (herein the "Letter of Credit"), identified by the following:

Letter of credit account or number: _____

Financial Institution: _____

The Financial Guarantee shall be in the amount of one hundred ten percent (110%) of the County Engineer's Cost Estimate (see also Exhibit A attached hereto). The Escrow Certificate or Letter of Credit shall be issued in favor of COUNTY to the account of APPLICANT herein, in the amount of \$409,888.55 (herein the "Proceeds"), and is made a part of this Agreement as Exhibit C (Escrow Certificate or Letter of Credit).

11. **PARTIAL RELEASE OF PROCEEDS.** As the Improvements are initially accepted by COUNTY and the Fees are paid, the APPLICANT may submit written request to COUNTY for authorization for a partial release of Proceeds. APPLICANT is only entitled to make a request once every 30 days. The amount of any release shall be determined in the sole discretion of COUNTY. No release shall be authorized by COUNTY until such time as COUNTY has inspected the Improvements and found them to be in compliance with COUNTY standards and verified that the Fees have been paid. Payment of Fees or completion of Improvements, even if verified by COUNTY, shall not entitle APPLICANT to an automatic authorization for a release of the Proceeds. At no time may APPLICANT request a release of funds directly from Escrow Account Repository or Financial Institution.

12. **NOTICE OF DEFECT.** COUNTY will provide timely notice to APPLICANT whenever an inspection reveals that an Improvement does not conform to the standards and specifications shown on the Improvement drawings on file in COUNTY's Engineering and Surveyor's Office or is otherwise defective. The APPLICANT will have 30 days from the issuance of such notice to cure or substantially cure the defect.

13. **FINAL ACCEPTANCE.** Notwithstanding the fact that Proceeds may be released upon partial completion of the Improvements, neither any partial release nor any full release of the Proceeds shall constitute final acceptance of the Improvements by COUNTY. Final acceptance of the Improvements shall be official only upon written notice to APPLICANT from COUNTY expressly acknowledging such and only after APPLICANT provides a policy of title insurance, where appropriate, for the benefit of the County showing that the APPLICANT owns the improvement in fee simple and that there are no liens, encumbrances, or other restrictions on the improvement unacceptable to the County in its reasonable judgment.

14. **WARRANTY OF IMPROVEMENTS.** Following initial acceptance of the Improvements, APPLICANT hereby warrants that the Improvements shall be maintained by APPLICANT and remain free from defects or damage as determined by COUNTY, such that the Improvements continue to meet COUNTY standards for 1 year following said initial acceptance.

15. **RETAINAGE.** APPLICANT expressly agrees that, notwithstanding any partial release of any of the Proceeds, the Proceeds shall not be released below 10% of the estimated cost of the Improvements (herein the "Retainage"), as specified herein, for the timeframe specified in paragraph 14. The Retainage shall be held to insure that the Improvements do not have any latent defects or damage as determined by COUNTY, such that the Improvements do not continue to meet COUNTY standards for the timeframe specified in paragraph 14. Notwithstanding said Retainage, APPLICANT shall be responsible for bringing any substandard, defective, or damaged Improvements to COUNTY standard if the Retainage is inadequate to cover any such Improvements.

16. **APPLICANT INDEMNIFICATION.** APPLICANT agrees to indemnify, defend, and save harmless COUNTY, its elected officials, officers, employees, agents, and volunteers from and against any and all liability which may arise as a result of the installation of the Improvements prior to COUNTY'S initial acceptance of the Improvements as defined herein, and from and against any and all liability which may arise as a result of any Improvements which are found to be defective during the warranty period covered by this Agreement. With respect to APPLICANT'S agreement to defend COUNTY, as set forth above, COUNTY shall have the option to either provide its own defense, with all costs for such being borne by APPLICANT, or require that APPLICANT undertake the defense of COUNTY.

17. **FINAL RELEASE OF PROCEEDS.** In the event the Improvements have been installed to the satisfaction of COUNTY and the Fees have been paid pursuant to this Agreement and COUNTY ordinances within the above stated time period(s), COUNTY agrees to execute a written release to Escrow Account Repository or Financial Institution of the remaining Proceeds.

18. **DEMAND FOR AND USE OF PROCEEDS.** In the event APPLICANT fails to install Improvements to the satisfaction of COUNTY, or the Fees are not paid pursuant to this Agreement and COUNTY ordinances within the above stated time period(s), or APPLICANT Defaults on any obligation under this Agreement or COUNTY ordinances, as determined at the sole discretion of COUNTY, COUNTY shall send Notice of APPLICANT'S Default to Escrow Account Repository or Financial Institution with a written demand for the release of Proceeds. COUNTY may, at its sole discretionary option, use and expend all the Proceeds or such lesser amount as may be estimated by COUNTY to be necessary to complete Improvements, pay Fees, and/or reimburse COUNTY for Incidental Costs as required herein.. COUNTY may, at its sole discretionary option, convert the Proceeds to a COUNTY held cash escrow for future satisfactory installation of Improvements.

19. **INADEQUATE PROCEEDS.** If the Proceeds are inadequate to pay the cost of the completion of the Improvements according to COUNTY standards or to pay the Fees or to compensate for Incidental Costs, for whatever reason, including previous reductions, APPLICANT shall be responsible for the deficiency independent of the Financial Guarantee. Additionally, no further approvals, permits or business licenses shall be issued, and any existing approvals, permits or business licenses applicable to the location of the Improvements may be immediately suspended or revoked by COUNTY'S Community and Economic Development Director until the Improvements are completed and the Fees are paid, or, until a new guarantee acceptable to the COUNTY has been executed to insure completion of the remaining Improvements and payment of the Fees. Furthermore, the cost of completion of the Improvements shall include reimbursement to COUNTY for all costs including, but not limited to, construction costs and any Incidental Costs incurred by COUNTY in completing the Improvements or collecting the Proceeds.

20. **ACCESS TO PROPERTY.** Should COUNTY elect to use the Proceeds to complete the Improvements, APPLICANT herein expressly grants to COUNTY and any contractor or other agent hired by COUNTY the right of access to the Project property to complete the Improvements.

21. **IMPROVEMENT STANDARDS.** Improvements shall be done according to the specifications and requirements of the COUNTY. All work shall be subject to the inspection of COUNTY. Any questions as to conformity with COUNTY specifications or standards, technical sufficiency of the work, quality, and serviceability shall be decided by the County Engineer. The County Engineer's decision shall be final and conclusive.

22. **SUBSTANDARD IMPROVEMENTS.** Should any Improvements prove to be substandard or defective within the timeframe specified in paragraph 14, COUNTY shall notify APPLICANT in writing of such substandard or defective Improvements. APPLICANT shall then have 15 days from Notice from the COUNTY in which to commence repair of the Improvements, and a reasonable amount of time, as determined by COUNTY, which shall be specified in the Notice, to complete repair of the Improvements. Should APPLICANT fail to either commence repair of the Improvements or complete repair of the Improvements within the required time periods, COUNTY may exercise its option to remedy the defects and demand payment for such from APPLICANT, should the Proceeds be insufficient to cover the costs incurred by COUNTY.

23. **INSURANCE.** Should COUNTY elect to install, complete, or remedy any defect or damage in the Improvements, APPLICANT shall be responsible for the payment of the premium for an insurance policy covering any liability, damage, loss, judgment, or injury to any person or property, including, but not

limited to, damage to APPLICANT or its property as a result of the work of any contractor or agent hired by COUNTY to complete or remedy the Improvements. The minimum dollar amount and the scope of coverage of the insurance policy shall be determined and set by COUNTY. APPLICANT shall indemnify, defend, and hold harmless COUNTY, its officers, employees, and agents for any liability which exceeds the insurance policy limit. COUNTY, at its option, may collect and expend the Proceeds to make the premium payments should APPLICANT fail to pay said premium. No permit, approval or business license shall be issued by COUNTY, and any existing permit, approval, or business license shall be suspended until said premium is initially paid and a bond is in place to cover subsequent payments.

24. **NOTICE.** Notice to any party herein shall be mailed or delivered to the address shown in this Agreement. The date Notice is received at the address shown in this Agreement shall be the date of actual Notice, however accomplished.

25. **MECHANIC/MATERIAL LIENS.** Should COUNTY elect to complete or remedy the Improvements, APPLICANT shall indemnify, defend, and hold harmless COUNTY from and against any liability which exceeds the Proceeds for the payment of any labor or material liens as a result of any work of any contractor (including subcontractors and materialmen of any such contractor or agent) hired by COUNTY or which may arise due to either a defect in or failure of this Agreement or insufficient Proceeds to cover such costs.

26. **WAIVER.** The failure by any party to insist upon the immediate or strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any right or remedy consequent upon a Default thereof shall not constitute a waiver of any such Default or any other covenant, agreement, term, or condition. No waiver shall affect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then existing or subsequently occurring Default.

27. **ATTORNEY'S FEES.** In the event there is a Default under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith, either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorney's fees incurred by such party, and, in addition, such costs and expenses as are incurred in enforcing this Agreement.

28. **TIME IS OF THE ESSENCE.** Time is of the essence of this Agreement. In case either party shall Default on its obligations at the time fixed for the performance of such obligations by the terms of this Agreement, the other party may pursue any and all remedies available in equity or law.

29. **GOVERNING LAW.** This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by COUNTY ordinances in effect at the time of the execution of this Agreement. However, the parties expressly acknowledge that any subdivision or other development regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the residents of COUNTY, shall also apply to the subdivision or development which is the subject of this Agreement.

30. **SUCCESSORS.** "APPLICANT" and "COUNTY," as used in this Agreement, shall also refer to the heirs, executors, administrators, successors, or assigns of APPLICANT and COUNTY respectively.

31. **INDUCEMENT.** The making and execution of this Agreement has been induced by no representations, statements, warranties, or agreements other than those herein expressed.

32. **INTEGRATION.** This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter herein.

33. **MODIFICATION.** Except as otherwise authorized by this Agreement, this instrument may be amended or modified only by an instrument of equal formality signed by the respective parties.

34. **CAPTIONS.** The titles or captions of this Agreement are for convenience only and shall not be deemed in any way to define, limit, extend, augment, or describe the scope, content, or intent of any part or parts of this Agreement.

35. **SEVERABILITY.** If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

36. **TERMINATION.**

- (a) APPLICANT cannot unilaterally terminate its obligations under this Agreement.
- (b) If, under the terms of this Agreement, COUNTY releases the full amount of the Proceeds or demands and receives the full remaining amount of the Proceeds, then APPLICANT'S obligations under paragraphs 4 and 10 shall terminate.
- (c) All rights and obligations in this Agreement that are not terminated under sub-paragraph (b) shall survive until all applicable statutes of limitations have run with respect to the types of claims that may be associated with those rights and obligations.
- (d) The entire Agreement shall terminate when all applicable statutes of limitations have run or when the parties jointly execute an agreement to terminate this Agreement.

37. **CONFLICT.** Any conflict between this Agreement and its exhibits or any other document shall be interpreted against the exhibit or other document and in favor of statements made in the numbered paragraphs of this Agreement.

WHEREUPON, the parties hereto have set their hands the day and year first above written.

"APPLICANT"

By: *Luzida K. Barrow* *3/23/18*
Applicant Signature Date

Title: *Member* *801-941-2241*
(Signature must be notarized on following pages.)

"COUNTY"

By: _____ Date _____
Commission Chair

ATTEST: _____ Date: _____
County Clerk

APPROVED AS TO CONTENT:

By: *[Signature]* *4/18/18*
Planning Division Director Date

By: *[Signature]* *4/19/18*
County Engineer Date

By: _____ Date _____
County Treasurer

APPROVED AS TO FORM:

By: _____ Date _____
County Attorney

COMPLETE ONLY IF APPLICANT IS A LIMITED LIABILITY COMPANY

State of Utah)
County of Safford) :ss

On this 23 day of March, 2018, personally appeared before me Linda K. Barrow [name of person(s)], whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the member [title], of Barrow Land + Livestock, LLC [name of LLC], limited liability company, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

Diana Schwenke
Notary Public

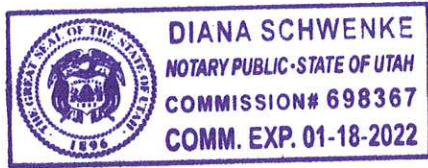


Exhibit A: County Engineer-Approved Cost Estimate

Street Signs

Combo Sign	2 EA	\$ 270.00	\$ 540.00	\$ 540.00
Sign	1 EA	\$ 250.00	\$ 250.00	\$ 250.00

Total \$ 790.00 \$ - \$ 790.00

Culinary Water

Test and Chlorinate	1 EA	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Hot Tap	1 EA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00

Total \$ 4,000.00 \$ - \$ 4,000.00

Grading and Paving

8" of Sub-base	4000 TN	\$ 11.75	\$ 47,000.00	\$ 47,000.00
6" Base	1400 TN	\$ 19.75	\$ 27,650.00	\$ 27,650.00
3" Asphalt	1411 TN	\$ 75.00	\$ 105,825.00	\$ 105,825.00
30" Curb & Gutter	2700 LF	\$ 13.00	\$ 35,100.00	\$ 35,100.00
4' Sidewalk	10800 SF	\$ 2.65	\$ 28,620.00	\$ 28,620.00
ADA Truncated Dome Ramp	2 EA	\$ 650.00	\$ 1,300.00	\$ 1,300.00
Grade Det. Pond	1 LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Temp Turnaround	1 LS	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Chip and Seal	8090 SY	\$ 2.50	\$ 20,225.00	\$ 20,225.00

Total \$ 272,720.00 \$ - \$ 272,720.00

Storm Drain

SDMH	2 EA	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00
Junction Boxes	4 EA	\$ 1,400.00	\$ 5,600.00	\$ 5,600.00
15" HDPE	84 LF	\$ 21.00	\$ 1,764.00	\$ 1,764.00
24" HDPE	734 LF	\$ 28.00	\$ 20,552.00	\$ 20,552.00

Total \$ 32,916.00 \$ - \$ 32,916.00

Secondary Water

Power Supply for Pumps	1 LS	\$ 13,200.00	\$ 13,200.00	\$ 13,200.00
Pump System	1 LS	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00

Total \$ 20,700.00 \$ - \$ 20,700.00

Landscaping

Trees	65 LS	\$ 200.00	\$ 13,000.00	\$ 13,000.00
Shrubs	15 LS	\$ 35.00	\$ 525.00	\$ 525.00
Seed	162637 LS	\$ 0.10	\$ 16,263.70	\$ 16,263.70
Perennials	36 LS	\$ 20.00	\$ 720.00	\$ 720.00
Sprinkling system	1 LS	\$ 700.00	\$ 700.00	\$ 700.00
Pedestrian Trail	205 LS	\$ 28.25	\$ 5,791.25	\$ 5,791.25

Total \$ 36,999.95 \$ - \$ 36,999.95

Mobilization \$ 4,500.00 \$ 4,500.00

Subtotal \$ 372,625.95

10% Contingency \$ 37,262.60 \$ 37,262.60

Grand Total \$ 409,888.55 \$ 409,888.55

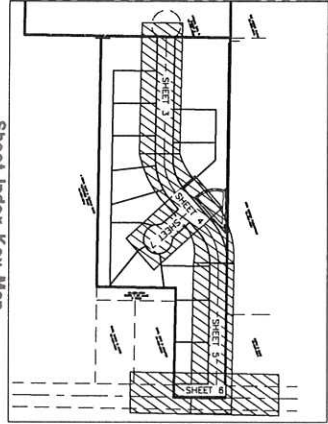
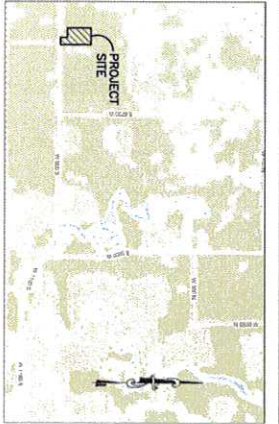
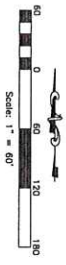
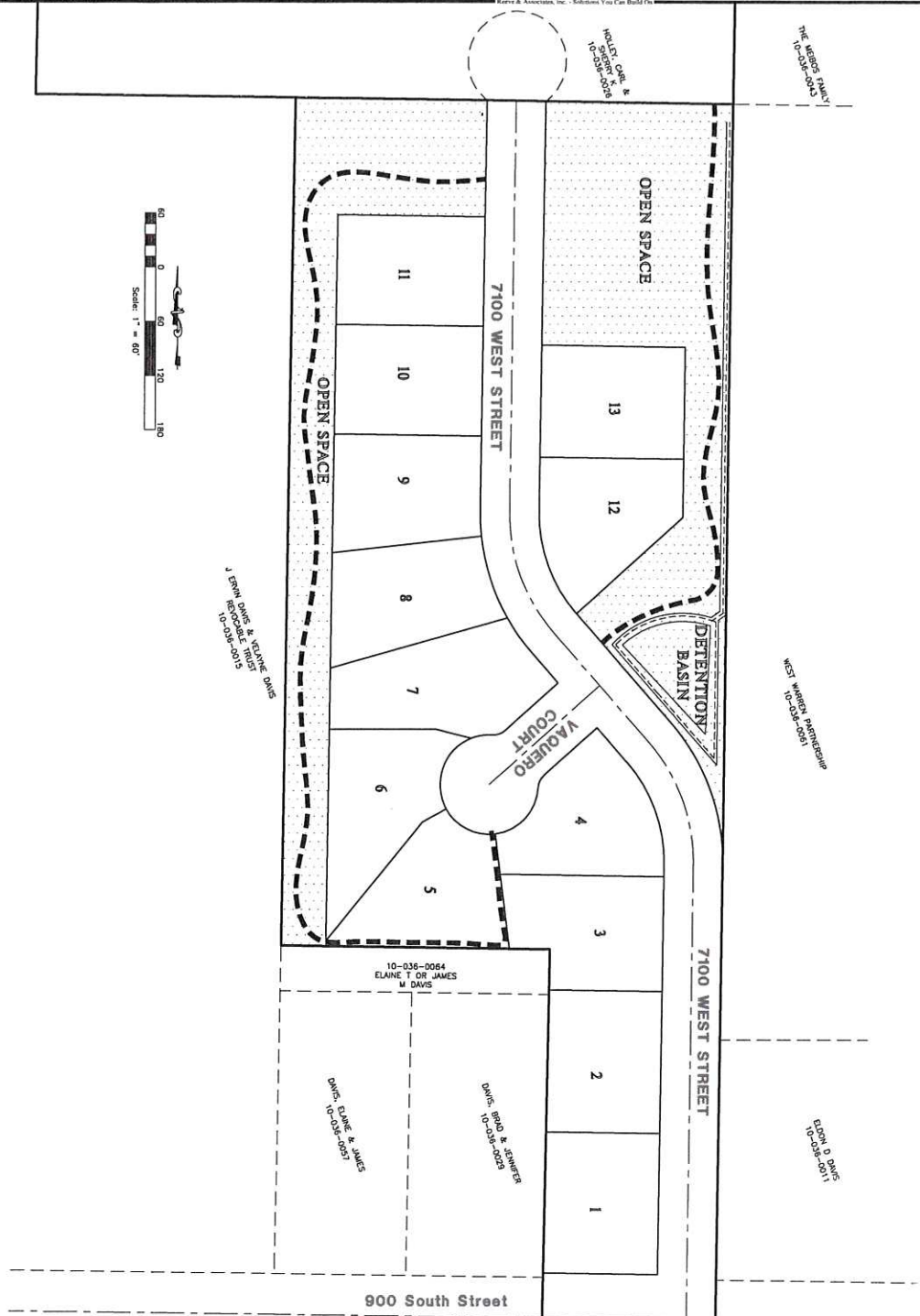
Exhibit B: County Engineer-Approved Construction Drawings

- Project Narrative/Notes/Revisions**
- 1) 4/8/16 DC - COMPLETED DESIGN FOR CLIENT & CITY REVIEW
 - 2) 12/13/16 ER - UPDATED PER COUNTY COMMENTS
 - 3) 12/22/16 DC - UPDATED PER COUNTY COMMENTS
 - 4) 2/2/17 KH - UPDATED PER COUNTY COMMENTS
 - 5) 2/2/17 KH - UPDATED PER COUNTY COMMENTS
 - 6) 4/2/17 KH - UPDATED PER REVIEW COMMENTS
 - 7) 4/2/17 KH - UPDATED PER REVIEW COMMENTS
 - 8) 4/18/17 TP - UPDATED PER REVIEW COMMENTS

Vaquero Village Cluster Subdivision

Phase 1 Improvement Plans

WEBER COUNTY, UTAH
APRIL, 2016



- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend/Street Cross-Section
 - Sheet 3 - 7100 West 5+4+00.00 - 9+453.70
 - Sheet 4 - 7100 West 5+4+00.00 - 14+093.56
 - Sheet 5 - 7100 West 5+4+00.00 - 19+050.00
 - Sheet 6 - 900 South St. 6+4+00.00 - 8+950.00
 - Sheet 7 - Vaquero Court 5+4+00.00 - 7+500.00
 - Sheet 8 - Grading & Drainage Plan
 - Sheet 9 - Utility & Irrigation Plan
 - Sheet 10 - Irrigation Reservoir Exhibit
 - Sheet 11 - Storm Water Pollution Prevention Plan Exhibit
 - Sheet 12 - Storm Water Pollution Prevention Plan Details
 - Sheet 13 - Landscape Details
 - Sheet 14 - Landscape Details

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDETERMINED UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS TO PROTECT ANY UTILITIES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Blue States Location Center
800 W. 300 S.
6835 W. 300 S.
St. George, UT 84770
(801) 514-8194

Call: Toll Free
1-800-662-4111

Two Working Days Before You Dig

Revised: 4-18-17

Reeve & Associates, Inc. - Solutions You Can Build On

Vaquero Village Cluster Subdivision
Phase 1
WEBER COUNTY, UTAH

Cover/Index Sheet

DATE	DESCRIPTION
09-20-16	DK - County Comments
12-13-16	ER - County Comments
12-22-16	DK - Storm Drain
1-25-17	KH - Storm Drain
2-2-17	KH - S&I Comments
4-1-17	KH - Review Comments
4-1-17	TP - Client Comments

Reeve & Associates, Inc.

WEBER COUNTY, UTAH

1000 PARKWAY • OGDEN, UTAH 84403

PHONE: (801) 466-8800 • FAX: (801) 466-8801

WWW.REEVE-AND-ASSOCIATES.COM

Professional Engineer

STATE OF UTAH

NO. 14

DATE: 4-18-17

PROJECT: VAQUERO VILLAGE CLUSTER SUBDIVISION

CHASSIS: 1

NUMBER: 6525-01

SHEET: 14

TOTAL SHEETS: 14

General Notes

- 1. ALL CONSTRUCTION SHALL STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...

Utility Notes

- 1. CONTRACTOR SHALL CORRECTIVE LOCATION OF NEW TYPICAL UTILITY WITH THE APPROPRIATE UTILITY COMPANY...
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS)...
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION...

Culinary Water Notes

- 1. ALL UTILITIES THAT MAY COME IN CONTACT WITH DRINKING WATER, INCLUDING PIPES, CASSETS, LUBRICANTS AND...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...

Erosion Control General Notes

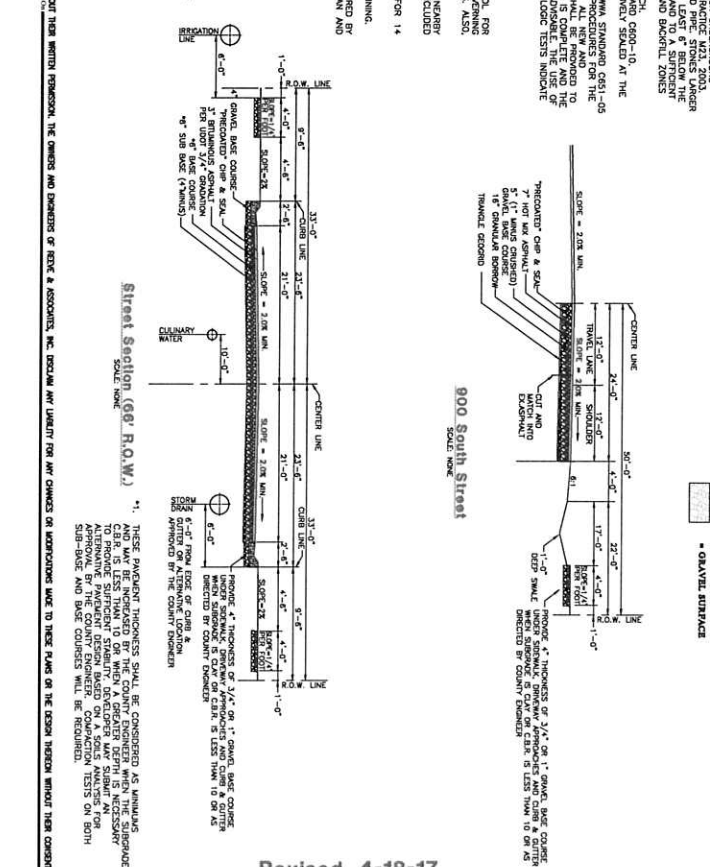
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...

Maintenance

- 1. ALL BEST MANAGEMENT PRACTICES (BMPs) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...

EXPOSED SLOPES

- 1. ANY EXPOSED SLOPE THAT WILL REMAIN UNPROTECTED FOR LONGER THAN 14 DAYS MUST BE...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY...



Legend

Legend table with columns for symbols and descriptions. Includes symbols for 'Proposed Culinary Water Line', 'Proposed Sanitary Sewer Line', 'Proposed Storm Drain Line', 'Proposed Water Main', and various utility materials like 'Proposed Catch Basin', 'Proposed Valve', 'Proposed Manhole', etc.

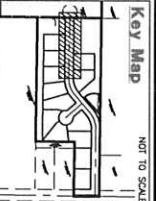
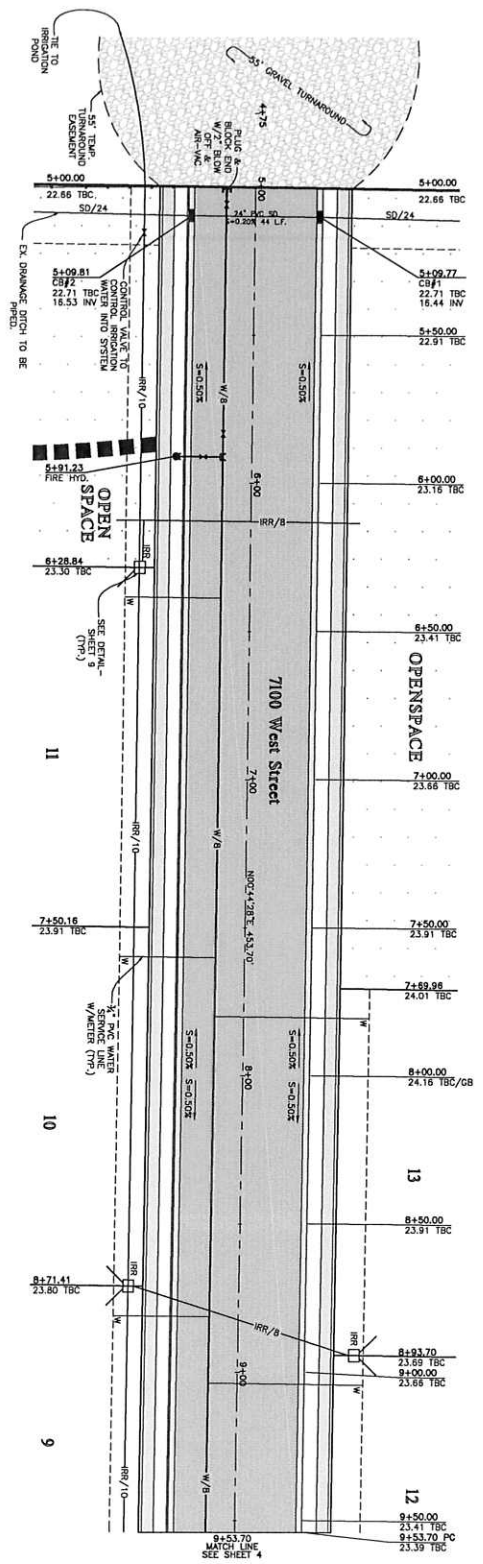
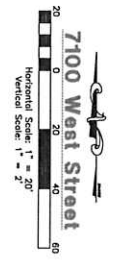
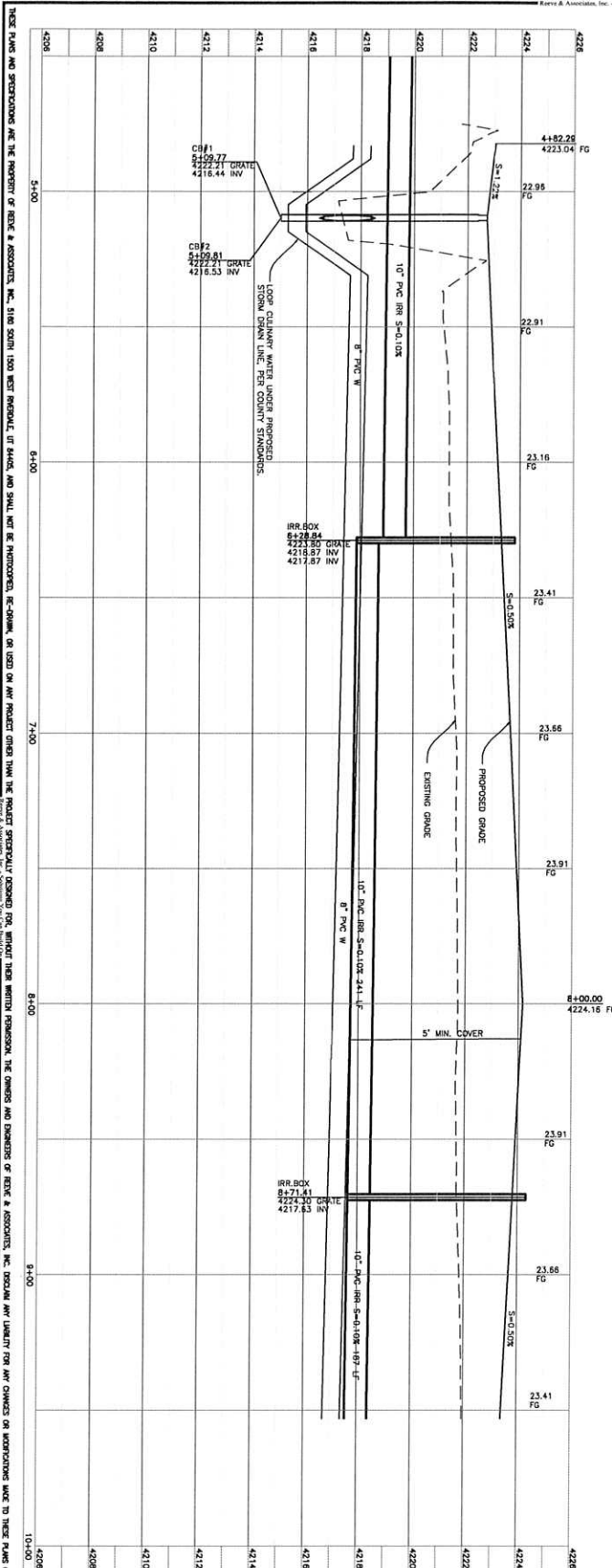
Revised: 4-18-17

Vaquero Village Cluster Subdivision Phase 1, UTAH WEBER COUNTY, UTAH Notes/Legend/ Street Cross-Section

REVISIONS table with columns for Date, Description, and Revisions. Includes entries for '12-22-16 CR. County Comments', '12-22-16 CR. Storm Drain', '4-2-17 CR. DEQ Comments', '4-1-17 SH. Revise Comments', '4-1-17 TP. Client Comments'.

Reeve & Associates, Inc. logo and contact information. Includes address: 100 West 200 South, Ogden, UT 84401. Phone: 435-744-4444. Website: reeveassoc.com

PROJECT INFO table with fields for Project Name (Vaquero Village Cluster Subdivision Phase 1), Date (4.14.18), and other details. Includes a title block with sheet number 2 and total sheets 14.



Key Map
NOT TO SCALE

Construction Notes

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEBER COUNTY.
- 2) CONSTRUCTION SHALL BE PER AEA DRAINAGE MAPS.
- 3) DRAINAGE MAPS SHALL BE PER AEA DRAINAGE MAPS.

REVISIONS

DATE	DESCRIPTION
09-20-16	CK County Comments
12-13-16	KH County Comments
12-22-16	CK Storm Design
1-24-17	Rev Storm Design
2-2-17	KH DEQ Comments
4-3-17	Rev DEQ Comments
4-3-17	Rev DEQ Comments

ABBREVIATION

RR/10 - 8" PNC C-900 IMPROVED LINE
 RR/12 - 12" PNC C-900 IMPROVED LINE
 RR/24 - 24" PNC C-900 IMPROVED LINE

STANDARD DEPTH

W/8 - 8" PNC C-900 CLASS 200 WATER SERVICE LINE
 W/12 - 12" PNC C-900 CLASS 200 WATER SERVICE LINE
 W/24 - 24" PNC C-900 CLASS 200 WATER SERVICE LINE

Blue State Location Center
Call Toll Free
1-800-662-4111
 See Working Draw Before You Dig

Revised: 4-18-17

**Vaquero Village Cluster Subdivision
 Phase 1
 WEBER COUNTY, UTAH**

**7100 West Street
 5+00.00 - 9+53.70**



Project Info

Project Name: VAQUERO VILLAGE CLUSTER SUBDIVISION
 Project No.: 6582-01
 Date: 4-18-17
 Designer: [Name]
 Checker: [Name]
 Approver: [Name]

Sheet: **14**
 of 3 Sheets

Reeve & Associates, Inc.
 1000 N. MAIN ST. SUITE 1000, OGDEN, UT 84401
 TEL: (801) 461-1100 FAX: (801) 461-2000
 WWW.REEVE-ASSOCIATES.COM

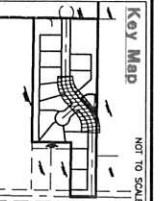
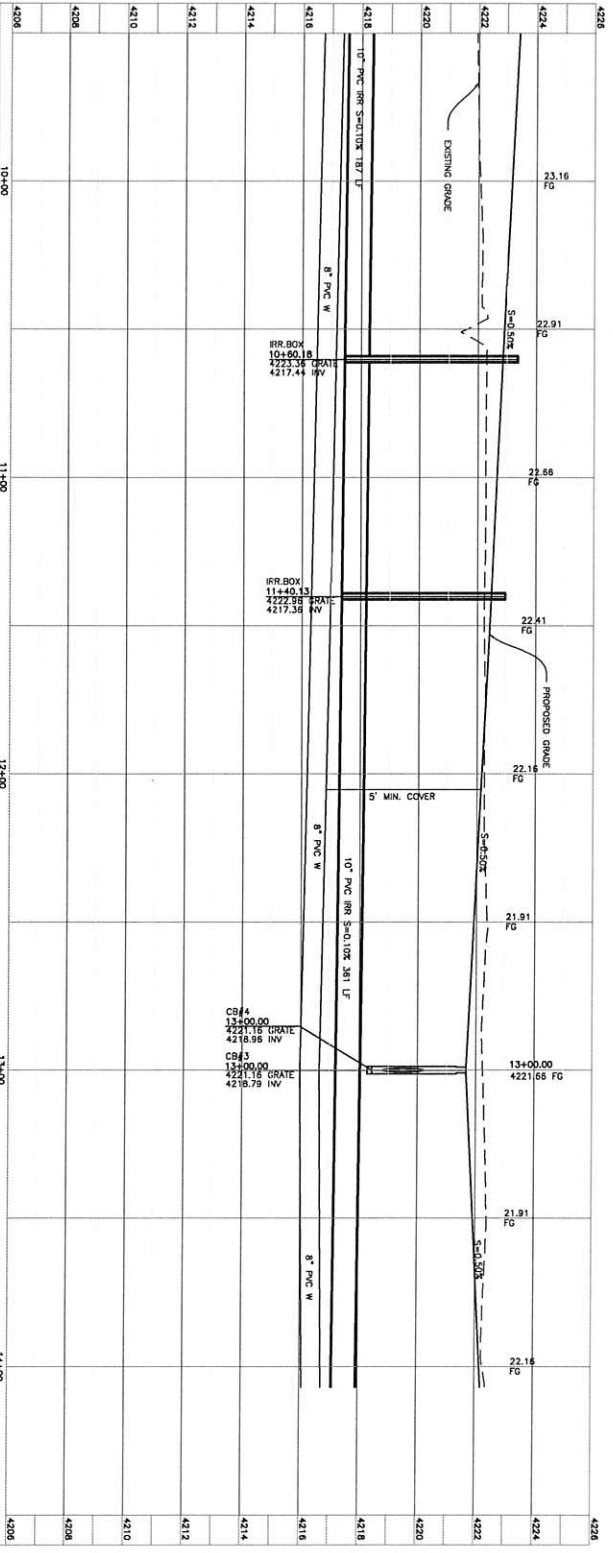
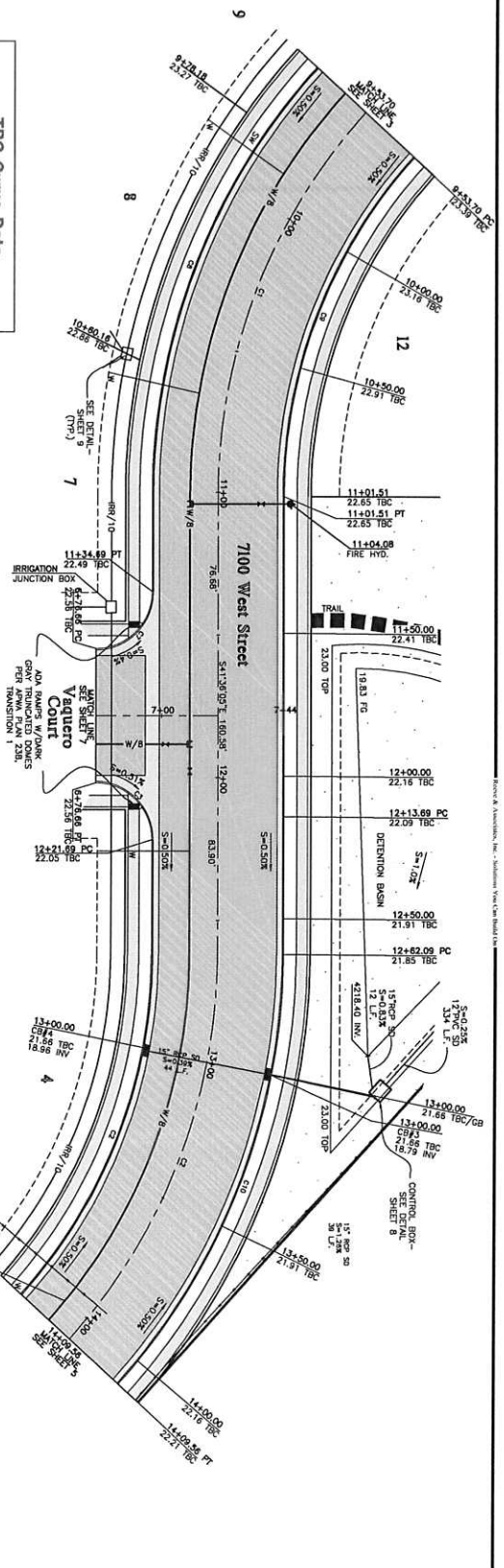
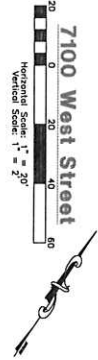
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TBC Curve Data

I	Date	Radius	Length	Tangent	Chord	Chord Length
C1	4/27/14	176.50'	130.14'	68.19'	50278.41'	127.21'
C2	9/20/00	20.00'	31.42'	20.00'	186.2605'	28.28'
C3	9/20/00	20.00'	31.42'	20.00'	186.2605'	28.28'
C4	4/27/14	176.50'	130.14'	68.19'	50278.41'	127.21'
C5	4/27/14	176.50'	130.14'	68.19'	50278.41'	127.21'
C6	4/27/14	176.50'	130.14'	68.19'	50278.41'	127.21'
C7	4/27/14	176.50'	130.14'	68.19'	50278.41'	127.21'
C8	4/27/14	176.50'	130.14'	68.19'	50278.41'	127.21'
C9	4/27/14	176.50'	130.14'	68.19'	50278.41'	127.21'
C10	4/27/14	176.50'	130.14'	68.19'	50278.41'	127.21'

Centerline Curve Data

I	Date	Radius	Length	Tangent	Chord	Chord Length
C1	4/27/14	200.00'	147.80'	77.46'	50725.41'	144.15'
C2	4/27/14	200.00'	147.80'	77.46'	50725.41'	144.15'



NOT TO SCALE

Construction Notes

- 1) TO THE STANDARD DRAWING AND SPECIFICATIONS OF WEBER COUNTY.
- 2) CONSTRUCTION SHALL BE PERFORMED PER AEA CHECKLIST.
- 3) 8" PFC C-900 CLASS 200 WATER SIZING DRAIN.
- 4) 12" PFC C-900 STORM DRAIN.
- 5) 12" PFC C-900 IRRIGATION LINE.
- 6) 24" PFC C-900 STORM DRAIN.

REVISIONS

NO.	DATE	DESCRIPTION
09	2/1/16	OK County Comments
10	2/1/16	ER County Comments
11	2/1/16	Warn Work
12	2/1/16	Storm Drain
13	2/1/16	Revise Comments
14	2/1/16	Revise Comments
15	2/1/16	Client Comments

Revised: 4-18-17

Vaquero Village Cluster Subdivision
Phase 1
WEBER COUNTY, UTAH

7100 West Street
9+53.70 - 14+09.56

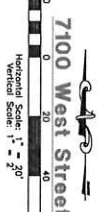
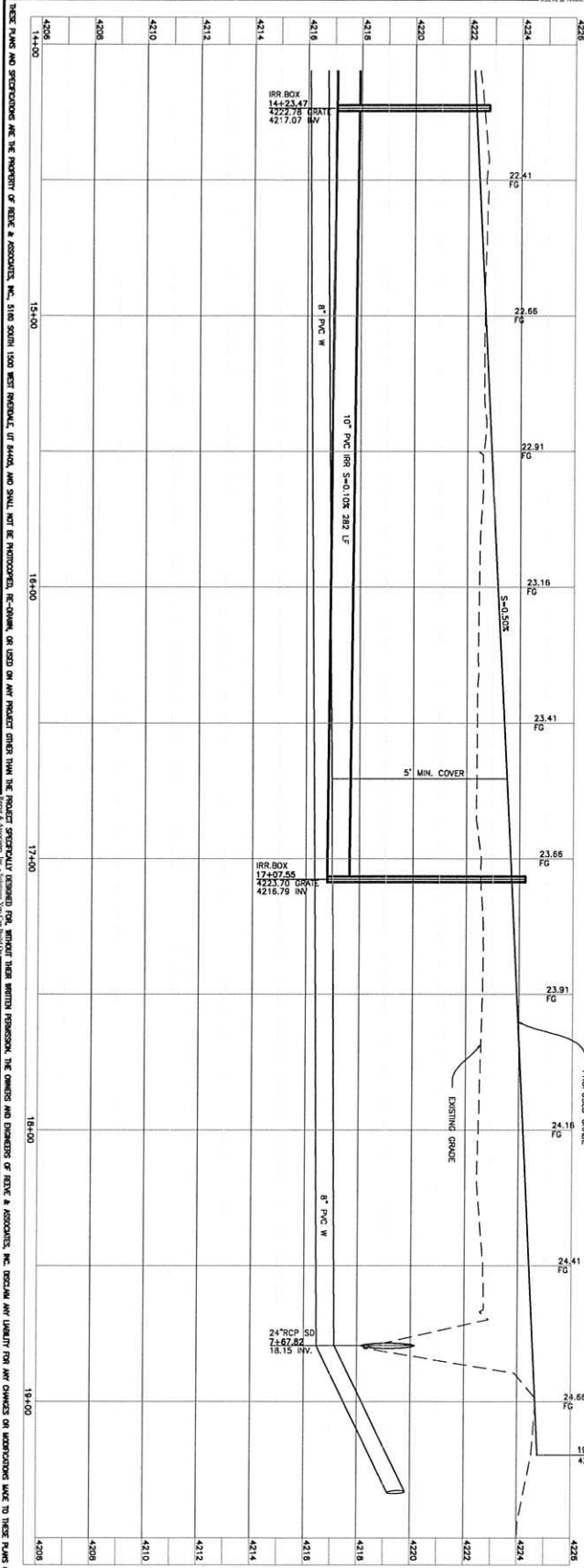
Reeve & Associates, Inc.
1100 N. 1000 W. STE. 200
CANYONVILLE, OR 97331
TEL: (503) 261-7000 FAX: (503) 261-7001
WWW.REEVE-ASSOCIATES.COM

Blue Stakes Location Center
Call Toll Free
1-800-662-4111
Two Working Days Before You Dig

Project Info
Owner: J. M. BROWN
Design: ANSLEY
Sheet: 4-18
Number: 14-02-01

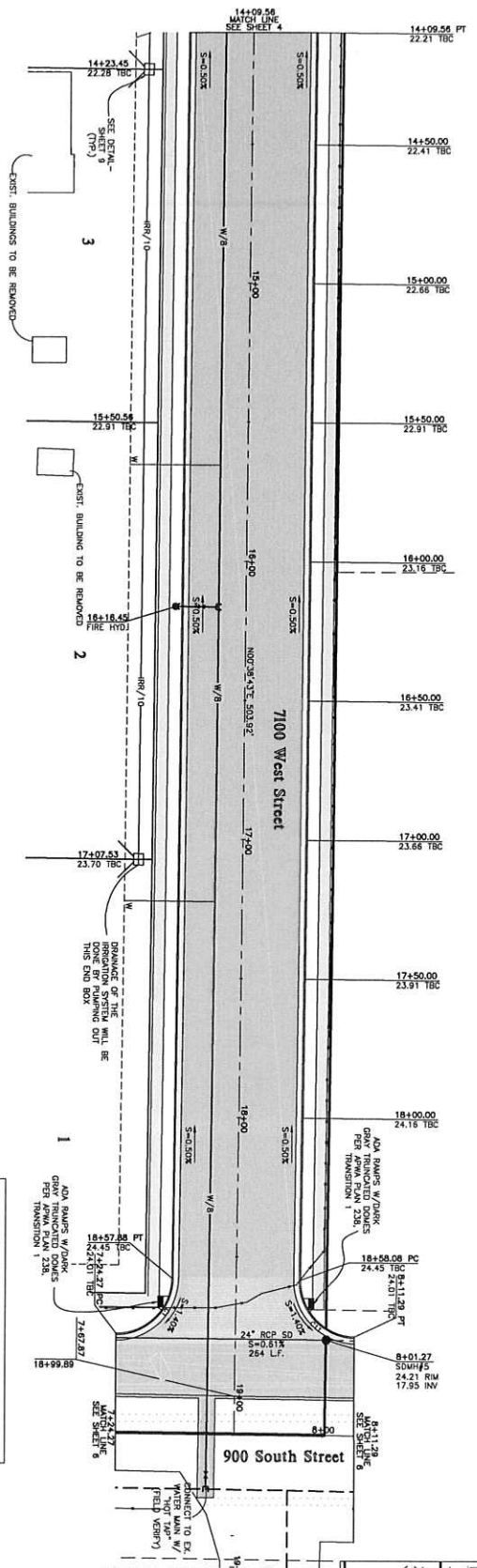


Sheet 4 of 14
Sheets



TBC Curve Data

I	Delta	Radius	Length	Tangent	Chord	Ch Length
C1	90°07'38"	20.00'	31.46'	20.00'	545.42'±W	28.32'
C11	88°52'55"	20.00'	31.37'	19.98'	544.17'±W	28.26'



- Construction Notes:**
- ALL CONSTRUCTION IS TO CONFORM TO SPECIFICATIONS OF WEBER COUNTY AND COUNTY REQUIREMENTS.
 - CONSTRUCT HANDICAP RAMP PER ADA COMPLIANCE.
 - CONSTRUCT WATER SIZING PER AIA.
 - CONSTRUCT 24\"/>



Key Map
NOT TO SCALE

Blue States Location Center
Call Toll Free
1-800-662-4111
Two Working Days Before You Dig

Revised: 4-18-17

**Vaquero Village Cluster Subdivision
Phase 1
7100 West Street
14+09.56 - 19+50.00**

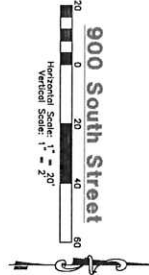
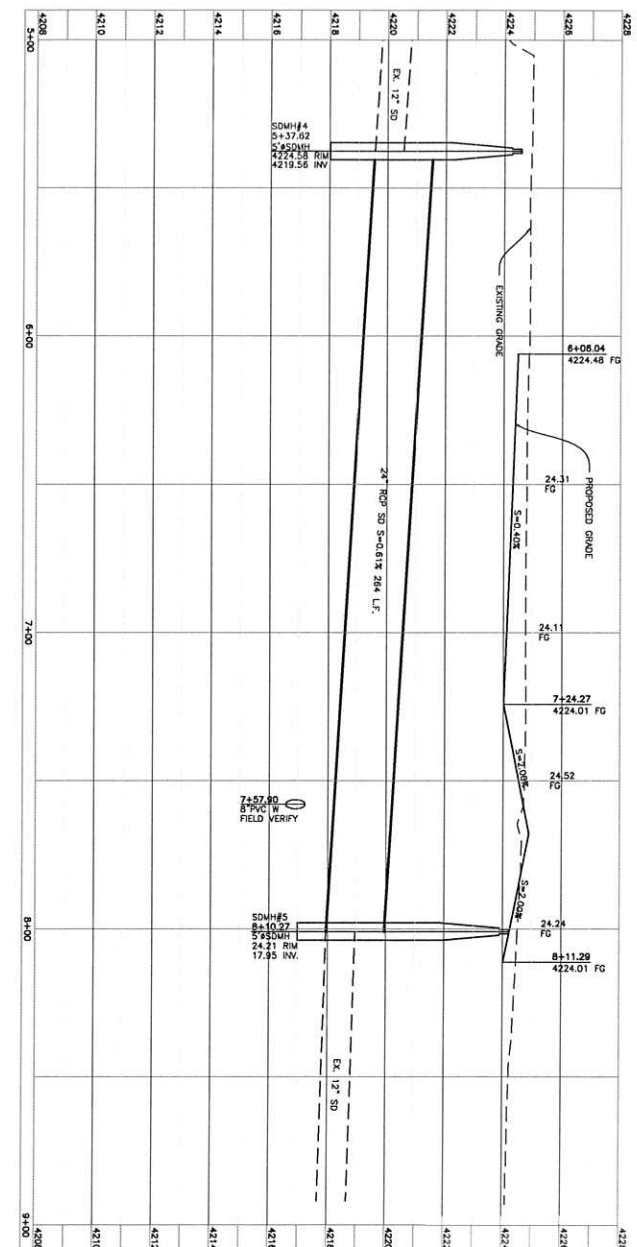
REVISIONS

DATE	DESCRIPTION
06-20-16	CK County Comments
12-13-16	CK County Comments
12-27-16	CK Storm Drain
2-2-17	AK Storm Drain
2-2-17	AK REQ comments
2-2-17	RH Review Comments
4-13-17	CP Client Comments

Reeve & Associates, Inc.
1400 PLUMMER • OAK BROOK, IL 60452 • TEL: (815) 421-2988 • FAX: (815) 421-2989
WWW.REEVE-ASSOCIATES.COM

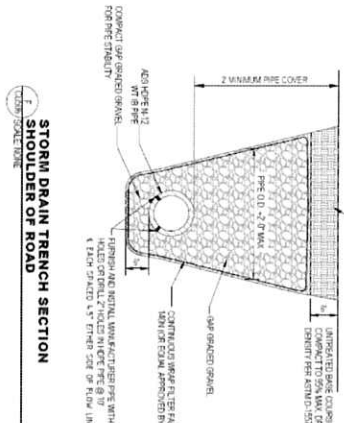
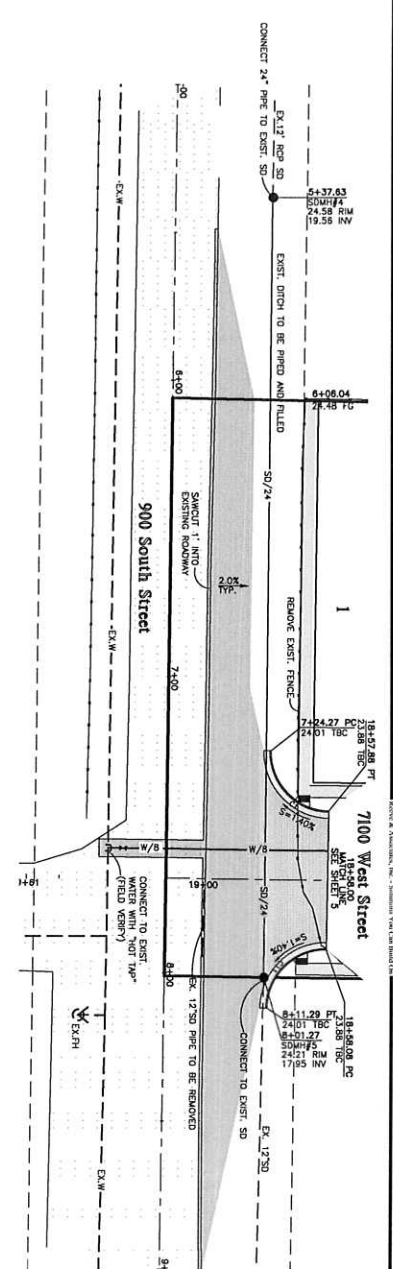
Project Info:
Project Name: 7100 WEST STREET
Client: WEBER COUNTY
Design Date: 4-14-18
Submitted: 4-14-18
Number: 8302-01
Sheet: 5 of 14





TBC Curve Data

Station	Radius	Length	Tangent	Chord	Chord Length
C1 9007.36'	20.00'	31.46'	20.00'	545.427W	28.32'
C11 8852.55'	20.00'	31.37'	19.86'	1441.745W	28.28'



Key Map
NOT TO SCALE

Construction Notes:

- 1) TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF WEBER COUNTY.
- 2) CONSTRUCTION HANDOFF RAMP PER AIA SPECIFICATIONS.
- 3) CONSTRUCTION HANDOFF RAMP PER AIA SPECIFICATIONS.

CLASIFICACIONES:
W/S - 8" PCC C-900 CLASS 300 WATER STOPPED MANHOLE
S/S - 12" PCC C-900 STORM DRAIN
S/S - 12" PCC C-900 STORM DRAIN
S/S - 12" PCC C-900 STORM DRAIN
S/S - 12" PCC C-900 STORM DRAIN
S/S - 12" PCC C-900 STORM DRAIN

REVISIONS:

DATE	DESCRIPTION
09-20-16	OK County Comments
12-14-16	OK Storm Drain
12-22-16	OK Storm Drain
12-28-17	OK Storm Drain
1-17-18	OK Storm Drain
1-17-18	OK Storm Drain
1-17-18	OK Storm Drain

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Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Project Info:
 Engineer: J. M. KERR
 Designer: J. M. KERR
 Checker: J. M. KERR
 Date: 4-18-17
 Project: VAQUERO VILLAGE SUBDIVISION
 Number: 100380013

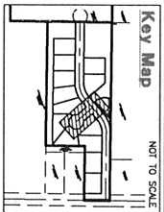
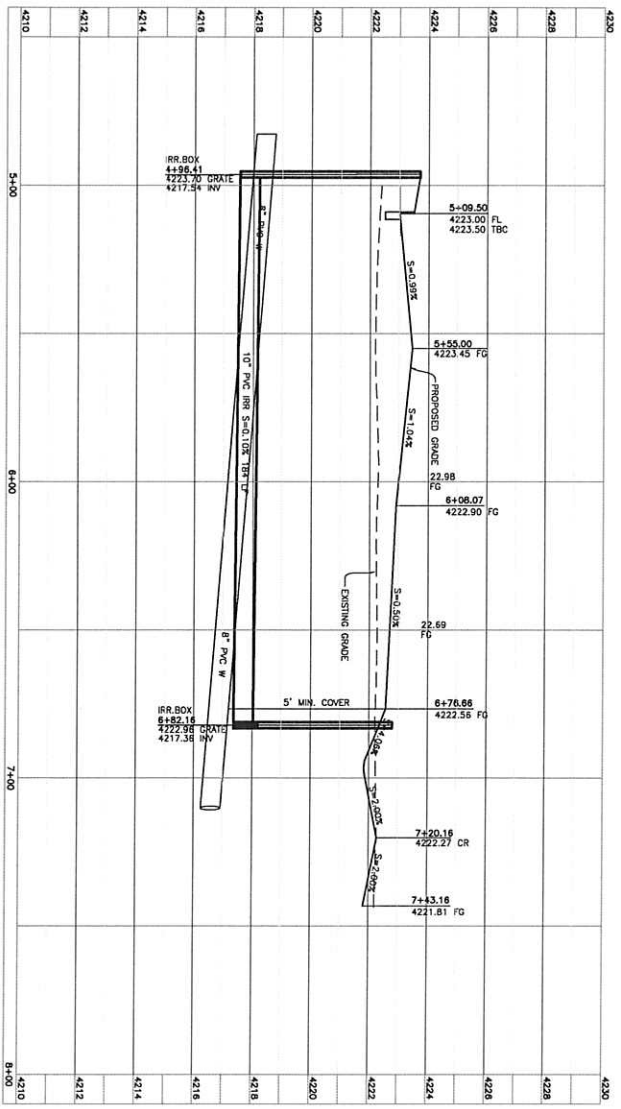
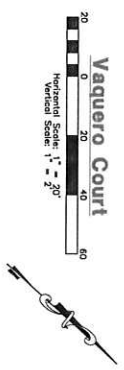
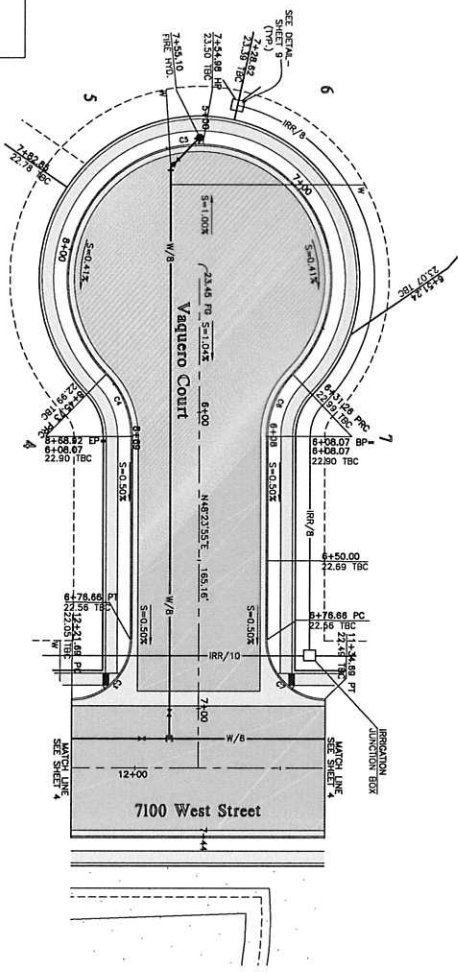


Vaquero Village Cluster Subdivision Phase 1
 WEBER COUNTY, UTAH
900 South Street
6+00.00 - 8+50.00



Reeve & Associates, Inc.
 REGISTERED PROFESSIONAL ENGINEERS
 LICENSE NO. 100380013
 LICENSED IN THE STATE OF UTAH
 100380013 - VAQUERO VILLAGE CLUSTER SUBDIVISION PHASE 1

#	Delta	Radius	Length	Tangent	Chord	Ch Length
C1	89.000°	20.00'	31.42'	20.00'	N46.303°W	28.28'
C4	45.000°	20.50'	23.19'	13.23'	S25.521°W	22.60'
C5	27.000°	18'	45.50'	51.44'	S17.302°E	64.31'
C6	45.000°	20.50'	23.19'	12.23'	N27.543°E	22.60'
C7	89.000°	20.00'	31.42'	20.00'	N23.303°E	28.28'



Key Map

NOT TO SCALE

Construction Notes

- 1) ALL CONSTRUCTION IS TO CONFORM WITH THE SPECIFICATIONS OF WEBER COUNTY.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.
- 3) DRAINAGE NOTES
- 4) W/B - 8" PVC C-900 CLASS 200 WATER SUSTAIN DRAIN
- 5) S/D - 12" PVC C-900 STORM DRAIN
- 6) S/D - 12" PVC C-900 STORM DRAIN
- 7) S/D - 12" PVC C-900 STORM DRAIN
- 8) IRR/24 - 2" PVC C-900 IRRIGATION LINE
- 9) IRR/24 - 2" PVC C-900 IRRIGATION LINE

Revised: 4-18-17

Vaquero Village Cluster Subdivision Phase 1
WEBER COUNTY, UTAH

Vaquero Court
5+00.00 - 7+50.00

REVISIONS

DATE	DESCRIPTION
09-20-16	DK County Comments
12-13-16	ER County Comments
12-22-16	DK Storm Drain
1-21-17	KH Storm Drain
2-2-17	KH S&P comments
4-3-17	SH Review Comments
4-3-17	TP Client Comments

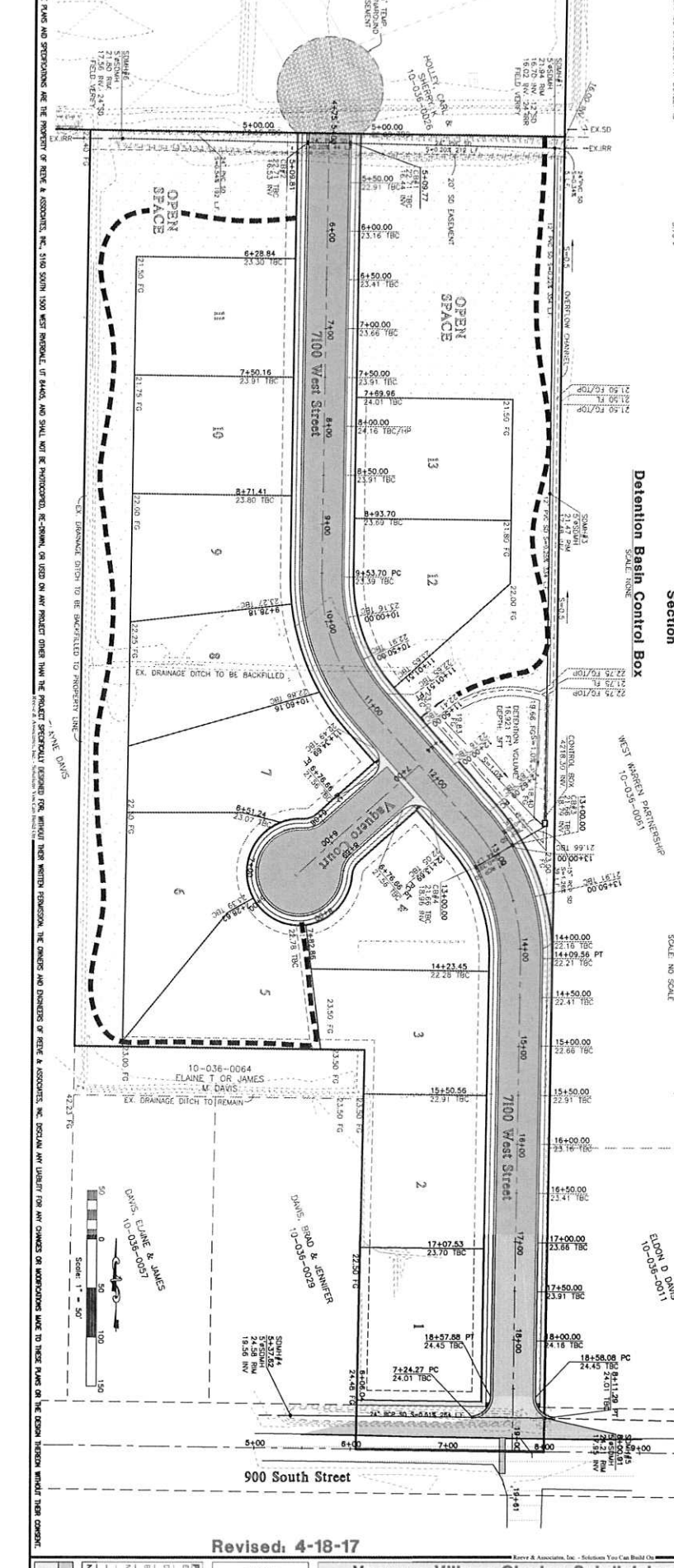
Reeve & Associates, Inc.
LAND PLANNING • CIVIL ENGINEERING • LAND SERVICES



Project Info:
Prepared By: J. MET HEDIC
Checked By: J. MET HEDIC
Date: 4-4-18
Project Name: VAQUERO VILLAGE SUBDIVISION
Drawing Number: 6892-01

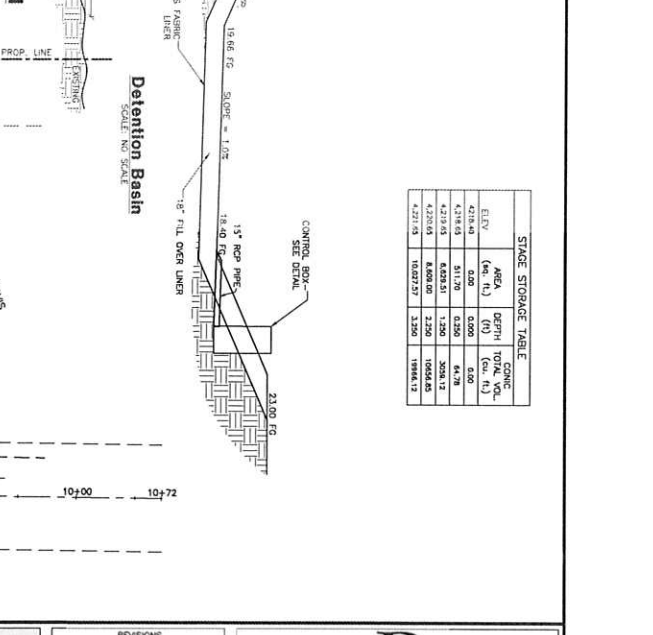
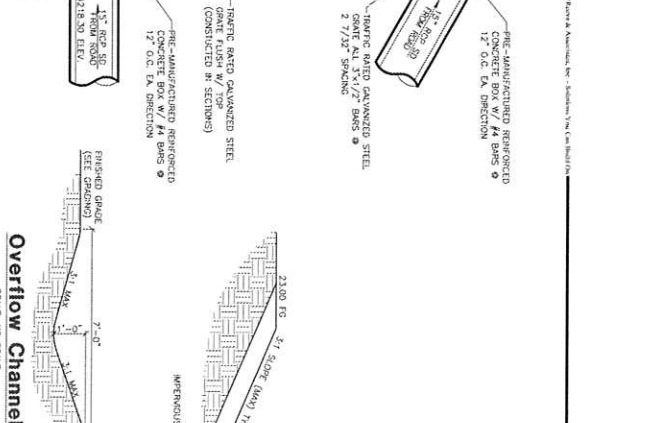
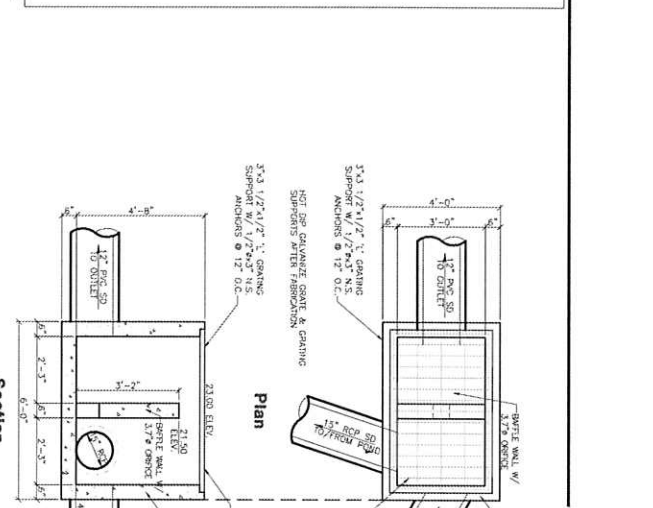
Blue States Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Sheet 7 of 14
Schedules



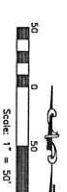
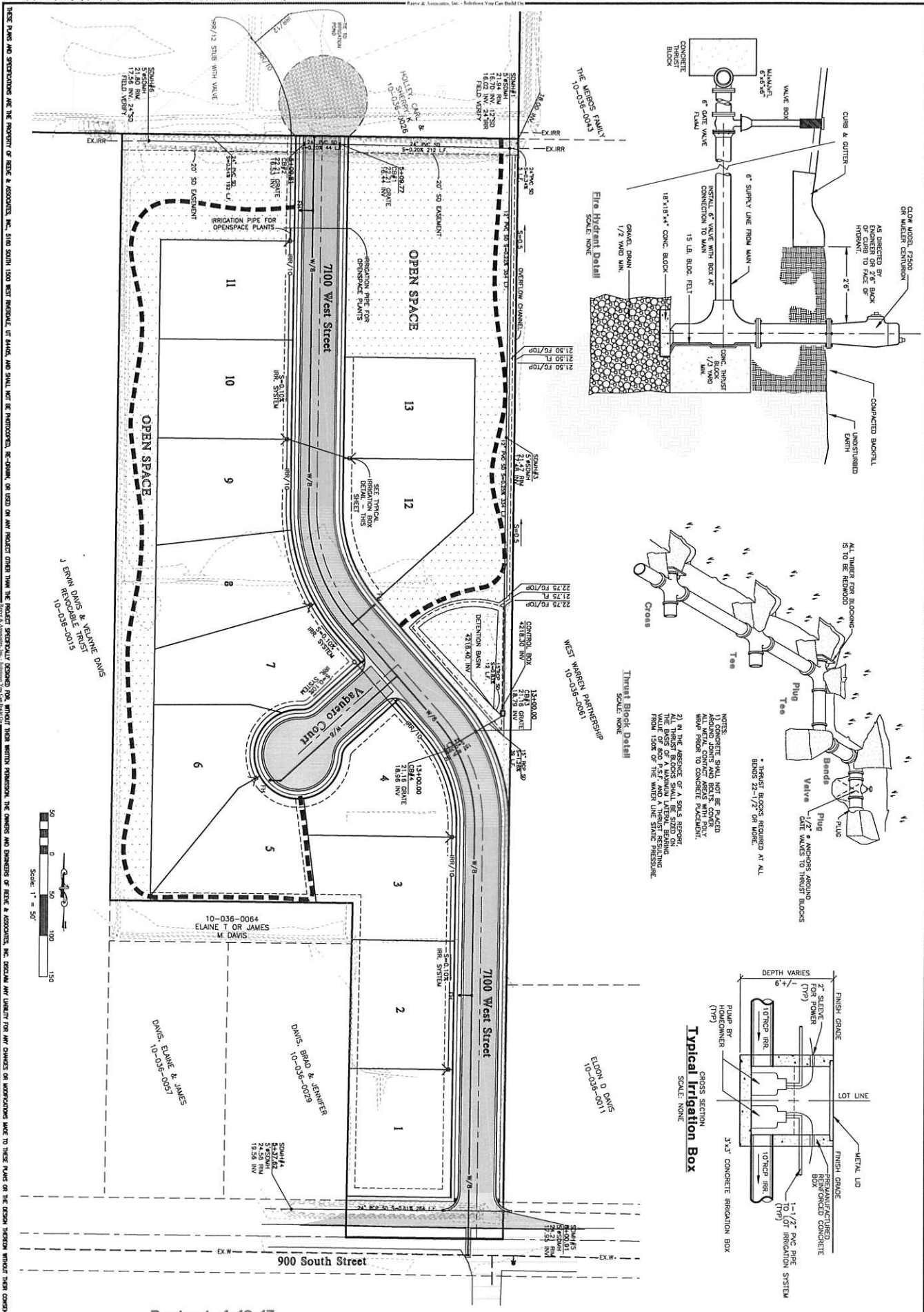
Storm Runoff Calculations

1. Runoff Coefficient (C) = 0.50
 2. Area (A) = 1.50 ac
 3. Time of Concentration (Tc) = 15 min
 4. Peak Discharge (Qp) = 1.50 cfs
 5. Average Discharge (Qa) = 0.50 cfs
 6. Total Volume (V) = 1.50 ac-ft



STAGE STORAGE TABLE

ELEV (ft)	AREA (sq ft)	DEPTH (ft)	VOLUME (cu ft)
4218.40	0.00	0.000	0.00
4218.45	51.70	0.050	64.76
4219.05	608.50	1.250	1008.64
4221.10	1002.70	1.250	1996.12



Revised: 4-18-17

**Vaquero Village Cluster Subdivision
Phase 1**
WEBER COUNTY, UTAH

Utility & Irrigation Plan

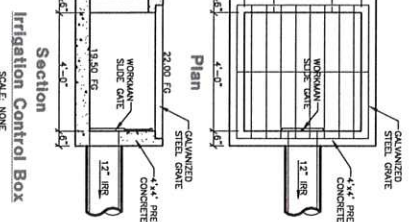
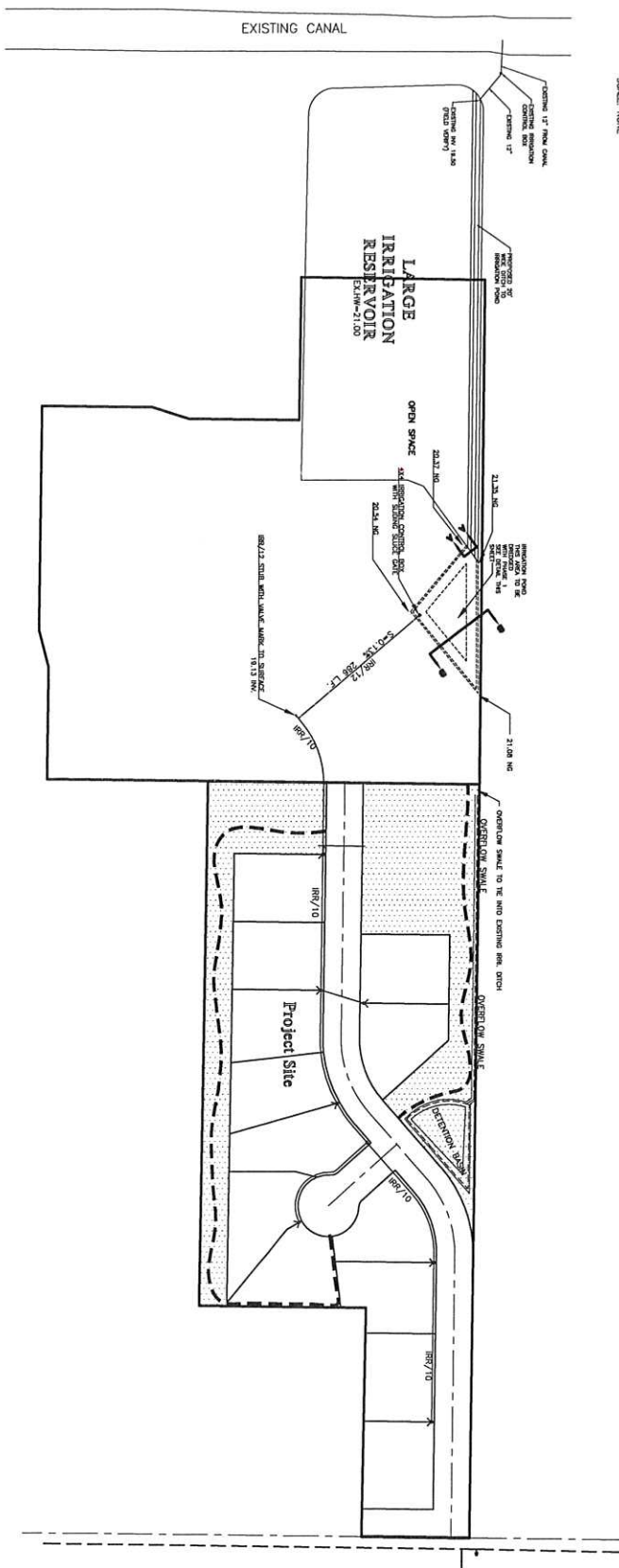
REVISIONS

DATE	DESCRIPTION
09-20-16	CK - County Comments
12-14-16	ER - County Comments
12-22-16	CK - Storm Drain
1-24-17	CK - Final Comments
2-2-17	SH - Review Comments
4-1-17	TP - Client Comments



Project Info:
 Prepared For: J. NATE KENDRICK
 Drawing No.: 046332-01
 Date: 4-18-17
 Project Name: VAQUERO VILLAGE SUBDIVISION
 Parcel: 1
 Number: 046332-01

Sheet: **9**
 Sheets: **14**



Section A-A
Reservoir-Dredge Water Connection Detail
SCALE: NONE

Section B-B
Reservoir Dredge And Berm Detail
SCALE: NONE



Vicinity Map
NOT TO SCALE

Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ACCORDANCE WITH THE FIELD CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:
Blue Stakes Location Center
1-800-662-4111
Two Working Days Before You Dig

Revised: 4-18-17

Reeve & Associates, Inc. - Solutions You Can Build On

**Vaquero Village Cluster Subdivision
Phase 1**
WEBER COUNTY, UTAH

Irrigation Reservoir Exhibit

DATE	DESCRIPTION
09-20-16	OK County Comments
12-11-16	DR County Comments
12-22-16	SK Storm Design
1-24-17	KW Storm Logo
2-2-17	KW BEA comments
4-3-17	RH Review Comments
4-3-17	Client Comments

Reeve & Associates, Inc.
150 PARKWAY • OGDEN, UTAH 84403 • (801) 421-2500 • www.reeve-associ.com

Project Info:
Owner: J. MIC. BECK
Design: MCKENZIE
Date: 4.4.18
SUBDIVISION: VAQUERO VILLAGE
PHASE: 1
SHEET: 14
Number: 0025-01

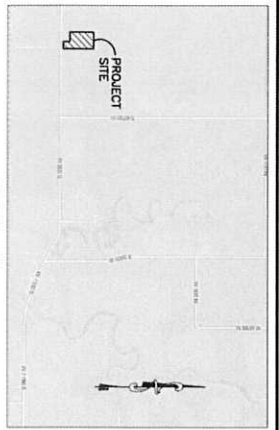
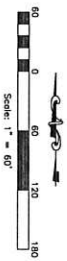
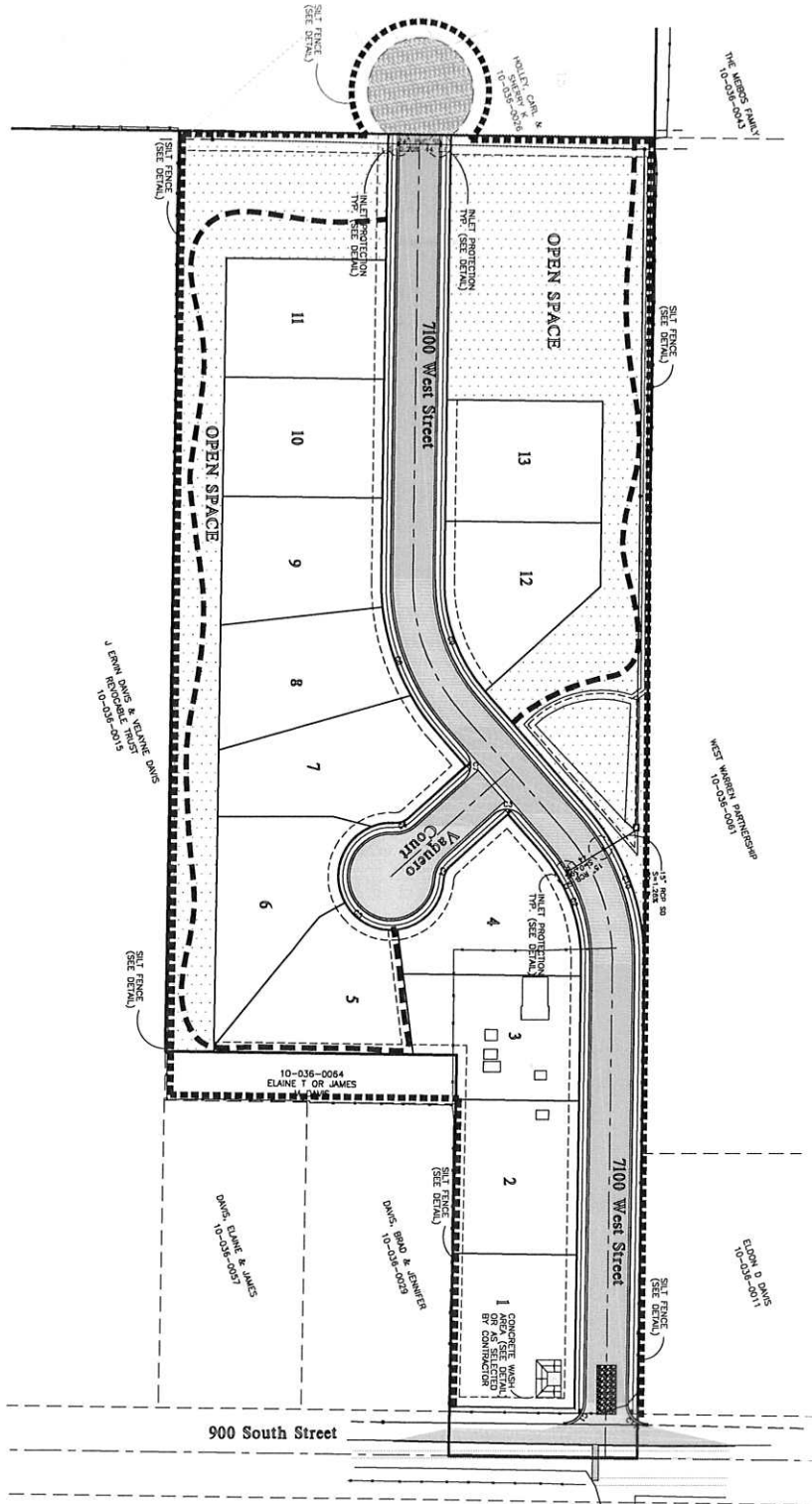
10 Sheets



Vaquero Village Subdivision

Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
APRIL, 2017



ALL VEHICLES PARKING SITE
CONSTRUCTION ENTRANCE
CONSTRUCTION EXIT
ROADWAYS
SOIL CONSTRUCTION
CLEAN GRAVEL - COMPLETED

Construction Activity Schedule

PROJECT LOCATION:	WEBER COUNTY, UTAH
PROJECT BEGINNING DATE:	APRIL 2017
STORM WATER MANAGEMENT CONTACT / INSPECTOR:	JAN & JEN SIMON (801) 314-8154
BY WHOM CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP:	BY THE CONTRACTOR

Revised: 4-18-17

Vaquero Village Cluster Subdivision
Phase 1
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit

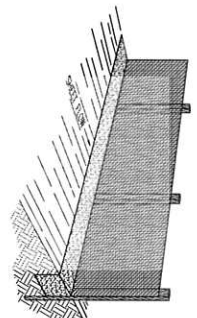
DATE	DESCRIPTION
09-20-16	CK County Comments
12-13-16	ER County Comments
12-22-16	SK Storm Drain
1-24-17	AV Storm Drain
2-8-17	KH DEIR comments
4-17-17	Review Comments
4-17-17	Client Comments

Reeve & Associates, Inc.
LAND SURVEYING • CIVIL ENGINEERING • LAND ACQUISITION
1000 N. UNIVERSITY AVENUE, SUITE 1000, OGDEN, UT 84401
PHONE: (801) 421-1700 FAX: (801) 421-2888 WWW.RA-INC.COM

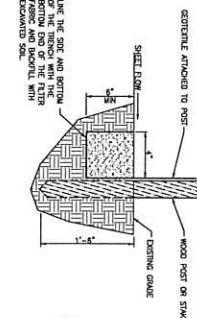
Project No.:	100380013
Project Name:	Vaquero Village Cluster Subdivision Phase 1
Project Location:	Webster Canyon, Utah
Project Status:	Final
Project Date:	April 2017
Project Author:	JAN & JEN SIMON
Project Reviewer:	JAN & JEN SIMON
Project Date:	April 2017
Project No.:	100380013
Project Name:	Vaquero Village Cluster Subdivision Phase 1
Project Location:	Webster Canyon, Utah
Project Status:	Final
Project Date:	April 2017
Project Author:	JAN & JEN SIMON
Project Reviewer:	JAN & JEN SIMON
Project Date:	April 2017

Notes:

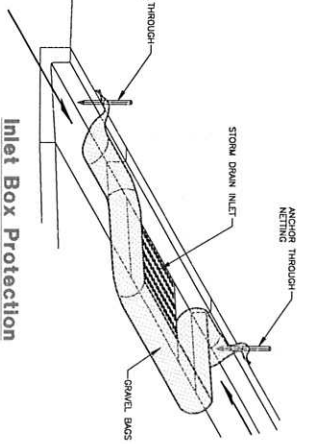
1. Describe all BMP's to protect storm water inlet. All storm water inlets to be protected by stone water barriers, or gravel bags (see detail).
2. Describe BMP's to eliminate/reduce contamination of storm water from:
 - a. To be performed in designated areas only and surrounded with all three barriers.
 - b. Soil contaminated by fuel, oil, grease, contact environmental engineer and contacts listed.
 - c. Areas of contaminated soil:
 - i. Fueling areas.
 - ii. Fueling equipment are found or generated, contact environmental engineer and contacts listed.
 - d. To be performed in designated areas only and surrounded with all three barriers.
 - e. To be performed in designated areas only and surrounded with all three barriers.
 - f. To be performed in designated areas only and surrounded with all three barriers.
 - g. Equipment storage areas.
 - h. Material storage areas.
 - i. To be performed in designated areas only and surrounded with all three barriers.
 - j. To be performed in designated areas only and surrounded with all three barriers.
 - k. To be performed in designated areas only and surrounded with all three barriers.
 - l. To be performed in designated areas only and surrounded with all three barriers.
3. BMP's for mud erosion:
 - a. Slopefaces and site as needed to be watered regularly to eliminate / control white erosion.
 - b. Construction Vehicles and Equipment:
 - i. Maintainance all construction equipment to prevent all or other fluid leaks.
 - ii. Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - iii. Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - iv. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles).
 - v. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - vi. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - vii. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - viii. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - ix. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - x. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xi. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xii. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xiii. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xiv. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xv. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
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 - xviii. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xix. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xx. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xxi. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
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 - xxiii. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xxiv. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xxv. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xxvi. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xxvii. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xxviii. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xxix. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 - xxx. Control equipment leaks (oil, hydraulic fluid, and subcontractor vehicles) on-site.
 4. Fueling:
 - i. Fueling must occur on-site, use designated areas away from drainage.
 - ii. Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - iii. Condition in the event of a spill or leak, in a manner to contain fuel.
 - iv. Use as little water as possible to avoid infiltrating erosion and sediment controls for the wash area.
 - v. Use appropriate erosion control measures to prevent water discharge into drainage.
 - vi. Use the phosphate-free, biodegradable soap.
 - vii. Do not permit storm water discharge into drainage.
 5. Spill Prevention and Control:
 - a. Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency services, contain the spill. The spill should occur upon discovery of a minor spill.
 - i. If the spill occurs on paved or impervious surfaces, clean up using "dry" methods (i.e. absorbent).
 - ii. If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dam. Dig up properly disposed of contaminated soil.
 - iii. Record all steps taken to report and contain spill.
 - b. Major spills are those which require the assistance of off-site personnel and qualified emergency response staff be notified at the site. For spills of Federal reportable quantities, also notify the National Response Center (800-424-9313). The spill should be sent to all relevant authorities. Failure to report major spills can result in significant fines and penalties.
 6. Fuel Recovery / Utility Continuation:
 - a. Maintain good housekeeping practices.
 - b. Property store maintenance such as paints and solvents.
 - c. Store oil and fuel containers in a secure, dry, well-ventilated area.
 - d. Perform washout of concrete trucks, trailers or in designated areas only.
 - e. Do not store material or debris into streams, gutters or catch basins that catch or reduce the flow of runoff.
 - f. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris.
 - g. All equipment used for grading or construction operations. Roads will be swept within 1000' of construction entrance daily.
 - h. Install stone water barriers at inlets contained within the development and all others that receive runoff from the erosion control development.
 7. Erosion Control Development:
 - a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - b. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - c. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - d. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - e. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - f. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - g. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - h. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - i. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - j. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - k. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - l. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - m. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - n. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - o. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - p. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - q. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - r. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - s. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - t. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - u. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - v. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - w. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - x. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - y. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 - z. Notify the engineer of any emergency work and conditions of all times during potential rain or snow runoff events.
 8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - a. Part I.D.C. requires that the contractor maintain a log of all inspections and corrective actions.
 - b. Failure to complete one of or document storm water inspections is a violation of part I.D.C. of Utah General Permit UIR 200002.



Perspective View



Section



Inlet Box Protection

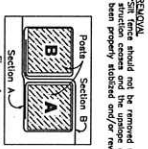
INSTALLATION should be installed prior to final grading. The face of the concrete washout area shall be finished to a minimum of 1:2 slope (8:1).

TABLE 1: Recommended Minimum Slope Lengths

Slope	Minimum Slope Length (ft)
1:2	30.0m (98.4ft)
2:5	22.2m (72.8ft)
5:10	15.2m (50.0ft)
10:20	7.6m (25.0ft)
2:25	6.1m (20.0ft)

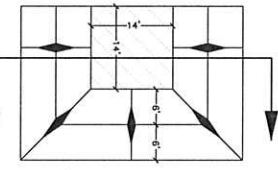
INSTALLATION should be installed prior to final grading. The face of the concrete washout area shall be finished to a minimum of 1:2 slope (8:1).

TABLE 1: Recommended Minimum Slope Lengths



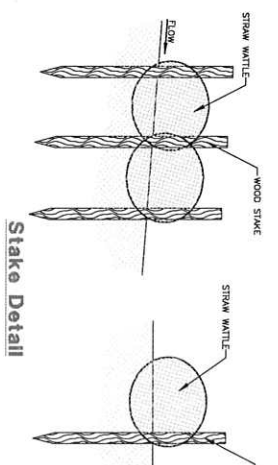
Detail

Silt Fence Detail



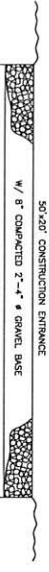
Concrete Washout Area w/ 10 mil Plastic Liner

Drop Inlet Protection



Stake Detail

Cross Section 50' x 20' Construction Entrance



SCALE: NONE

Revised: 4-18-17

Vaquero Village Cluster Subdivision Phase 1
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REVISIONS

DATE	DESCRIPTION
09-20-16	CK County Comments
12-13-16	ER County Comments
12-22-16	CK Storm Drain
1-21-17	AK Storm Drain
2-2-17	AK Storm Drain
4-3-17	SH Review Comments
4-3-17	TP Client Comments

Reeve & Associates, Inc.

1200 WEST 1000 SOUTH, SUITE 100, OGDEN, UTAH 84403
PHONE: 435-771-1111 FAX: 435-771-1112
WWW.REEVE-ASSOCIATES.COM

Project Info:

Prepared By: J. MEE HENDON

Checked By: J. MEE HENDON

Drawn By: J. MEE HENDON

Scale: AS SHOWN

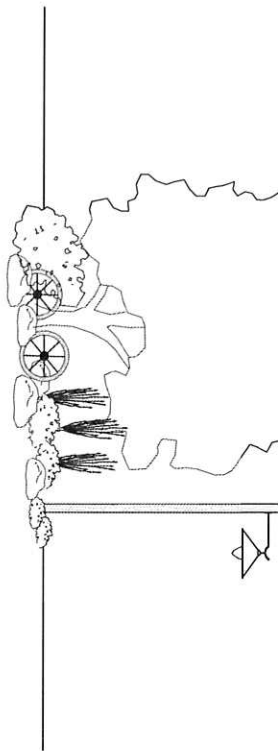
North Arrow

Project No: 14

Sheet No: 12

Sheets: 14

Vaquero Village



Plant Table

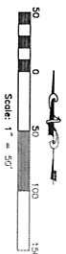
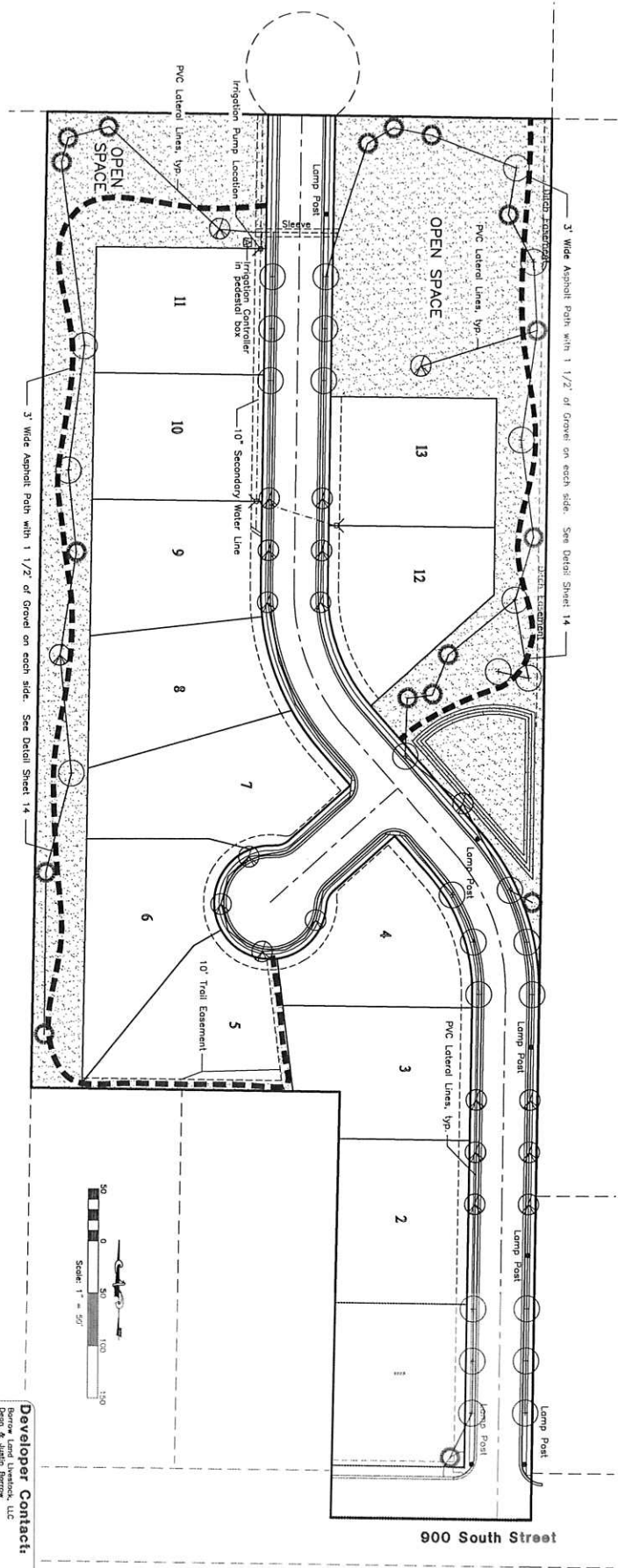
Quantity	Symbol	Scientific Name	Common Name	Planting Size
30	●	Acer freemanii 'Jefferson'	Autumn Blaze Maple	2" cal.
20	○	Morus 'Prairie Fire'	Prairie Fire Crebapple	2" cal.
17	○	Pinus nigra	Australian Pine	8"-12" BxH

Seed with native grasses.

IRRIGATION NOTES: All irrigation shall be provided by a private secondary water system. Use PVC lateral lines between trees. Connect to lateral lines with Nelsidra teedline tubing, as shown in detail on Sheet 12.

Irrigation Schedule

- LATERAL LINE - CLASS 200 PVC, SCHED 40 FLOWING
- 3/4" (0-10 gpm), 1" (10-16 gpm), 1 1/4" (16-26 gpm), 1 1/2" (26-35 gpm), 2" (35-55 gpm)
- CAN USE POLY PIPE FOR OTHER IRRIGATION.
- INDOOR/OUTDOOR MOISTURE BASED CONTROLLER, MOUNT ON OUTDOOR PEDIestal.
- STEMING - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE
- SCHEDING USED TWENTY-FIVE INCHES IS PLACED UNDER PAVED AREAS.
- 1-1/2" MAINLINE - SCHEDULE 40 PVC



Developer Contact:
Borow Land Landscaping, LLC
Ben & Justin Borow
Ogden, UT 84404
(801) 514-8194

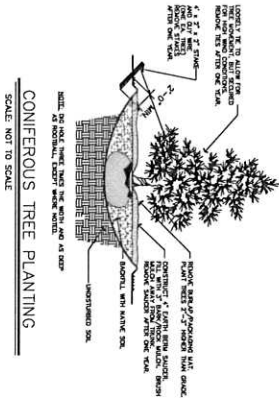
Revised: 4-3-17

Vaquero Village Cluster Subdivision
Phase 1
WEBER COUNTY, UTAH

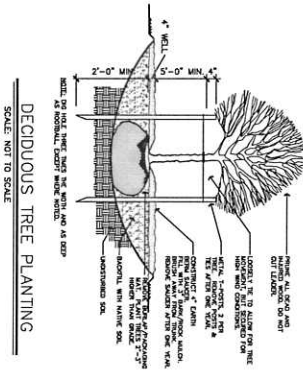
LANDSCAPE & IRRIGATION PLAN

REVISIONS	DATE	DESCRIPTION
1	4-3-17	Review Comments

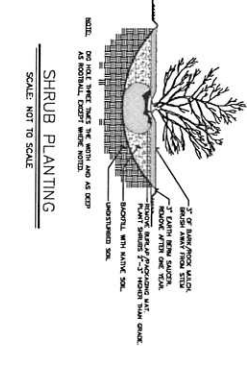
Reeve & Associates, Inc.
100 SHIMMERS STREET, SUITE 100, OGDEN, UTAH 84403
TEL: (801) 473-1100 FAX: (801) 473-1100 WWW.REEVE-ASSOCIATES.COM
LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING
WATER TREATMENT • CONSTRUCTION MANAGEMENT • LANDSCAPE ARCHITECTURE



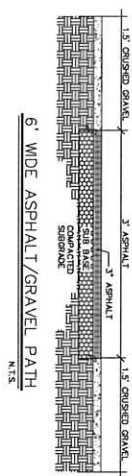
CONIFEROUS TREE PLANTING
SCALE: NOT TO SCALE



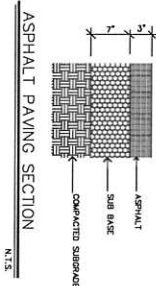
DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE



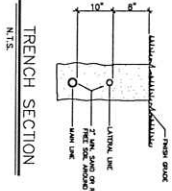
SHRUB PLANTING
SCALE: NOT TO SCALE



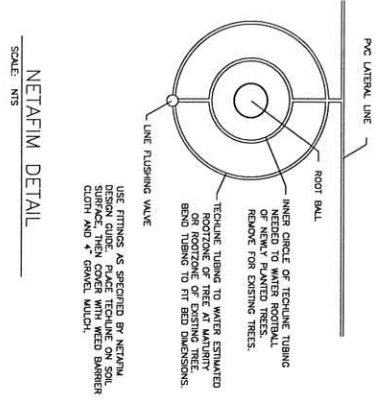
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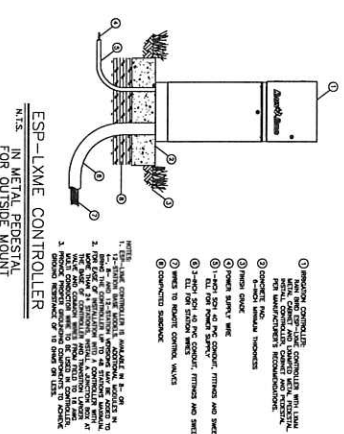
ASPHALT PAVING SECTION
N.T.S.



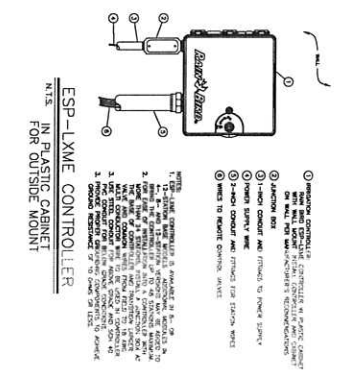
TRENCH SECTION
N.T.S.



NETAFIM DETAIL
SCALE: N.T.S.



ESP-LXME CONTROLLER IN METAL PEDESTAL FOR OUTSIDE MOUNT
N.T.S.



ESP-LXME CONTROLLER IN PLASTIC CABINET FOR OUTSIDE MOUNT
N.T.S.

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Developer Contact:
Borrow Land & Irrigation, LLC
Ben & Julie Berrow
Ogden, UT 84404
(801) 514-8194

Revised: 4-3-17

Vaquero Village Cluster Subdivision Phase 1
WEBER COUNTY, UTAH

Landscaping & Irrigation Details

DATE	DESCRIPTION
4-3-17	Revise Comments

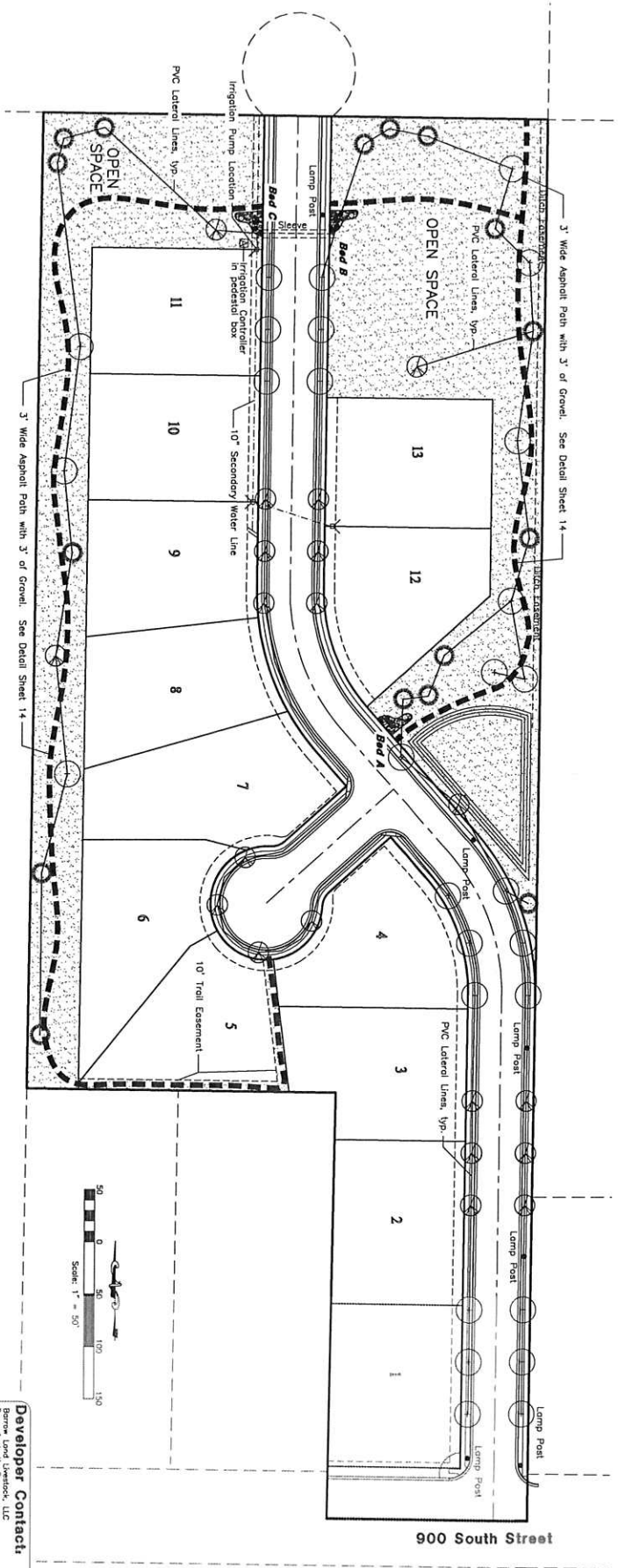
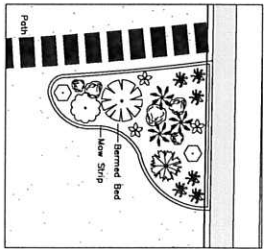
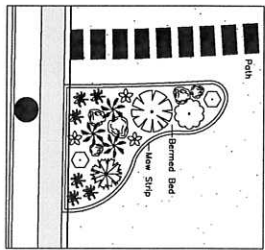
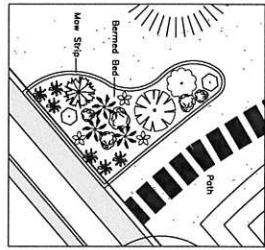
Reeve & Associates, Inc.
820 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: 801-461-7800 FAX: 801-461-7888 WWW.REEVE-ASSOCIATES.COM
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS

Project Info:
Project: VAQUERO VILLAGE
Client: SUBDIVISION
Phase: 1
Number: 6352-01
Scale: 1/4" = 1'-0"
Date: 4-4-16

Sheet: 14
Of: 14



Vaquero Village



Developer Contact:
 Brian & Justin Brown
 Brown & Brown, LLC
 Ogden, UT 84404
 (801) 514-8194

Revised: 1-16-18

Vaquero Village Cluster Subdivision Phase 1
 WEBER COUNTY, UTAH
Landscape & Irrigation Plan

DATE	REVISIONS
4-3-17-18	Revised Submittals

Reeve & Associates, Inc.
 100 CHANDLER STREET SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 421-7300 FAX: (801) 421-7306 WWW: WWW.RA-UTAH.COM
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 WATER RESOURCES • SITEWORK • IRRIGATION • LANDSCAPE ARCHITECTURE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. NO CHANGES SHOULD BE MADE WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DESIGN ANY ELEMENT FOR ANY PURPOSES OR APPLICATIONS MADE TO THESE PLANS OR THE DESIGN THEREOF WITHOUT THEIR CONSENT.

Sheet	13
Sheet	14
Project No.	5352-01
Project Name	Vaquero Village
Client	Brian & Justin Brown
Address	100 Chandler Street, Suite 14, Ogden, UT 84403
Phone	(801) 421-7300
Fax	(801) 421-7306
Website	www.ra-utah.com

Plant Table

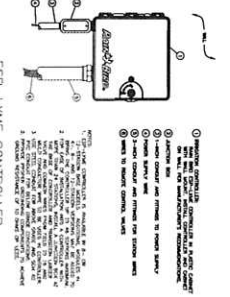
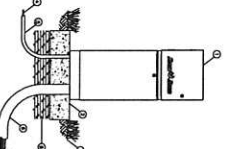
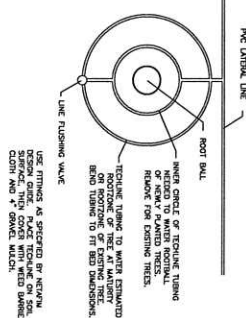
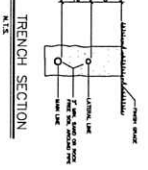
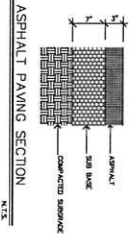
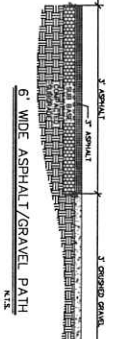
Quantity	Symbol	Scientific Name	Common Name	Planting Size
28		Acer freemanii 'Jefferson'	Autumn Blaze Maple	27" cal.
20		Pirus calleryana 'Avalanche'	Avalanche Flowering Pear	27" cal.
16		Pirus nigra	Australian Pine	8"-12" BAB
SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
6		Berberis thunbergii 'Atro. Nana'	Dwarf Pinyon Barberry	5 gal.
3		Buddleja davidii	Butterfly Bush	5 gal.
3		Juniperus sabina 'Bulford'	Bulford Juniper	5 gal.
3		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
9		Comnegratis 'Karl Foerster'	Karl Foerster Grass	2 gal.
18		Stelia de oro Dorily	Autumn Joy Sedum	1 gal.
9		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

Decorative Boulders

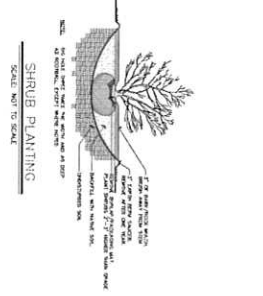
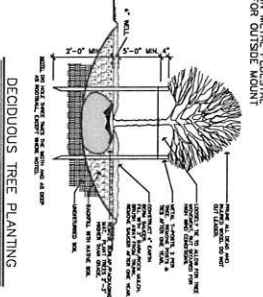
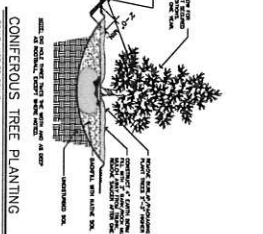
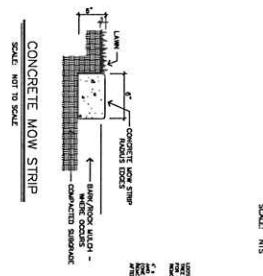
Turf grass shall be seeded with a Kentucky Blue Grass Seed Blend.
 Irrigation NOTES: All irrigation shall be provided by a private secondary water system. Use PVC lateral lines between trees. Connect to lateral lines with Metafim teelime tubing, as shown in detail on Sheet L2. The irrigation system must be installed throughout all open space parcels.

Irrigation Schedule

- LATERAL LINE - CLASS 200 PVC, SIZED AS FOLLOWS
 - 3/4" (0-10 gal), 1" (10-18 gal), 1 1/4" (18-26 gal), 2" (26-40 gal)
 - Use 1/2" O.D. PVC for 1" and 1 1/4" sizes.
 - Use 3/4" O.D. PVC for 2" size.
- RAINBOW ESP 12 LIME/120 VAC
- NOODY/OUTDOOR MOUNT BASE CONTROLLER, MOUNT ON OUTDOOR pedestals.
- SCHEDULE - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE
- SCHEDULE USED WHENEVER INDICATED IS PLACED UNDER PAVED AREAS.
- 1-1/2" MANHOLE - SCHEDULE 40 PVC



NETAFIM DETAIL



Revised: 1-16-18

Vaquero Village Cluster Subdivision
 Phase 1
 WEBER COUNTY, UTAH

Landscaping & Irrigation Details

DATE	DESCRIPTION
4-17-01	Revised Comments

Developer Contact:
 Borro Land Lenders, LLC
 Dan & Justin Borro
 Ogden, UT 84404
 (801) 514-8194

Sheet	14
Number	5352-C01
Project	VAQUERO VILLAGE CLUSTER SUBDIVISION PHASE 1
Drawn by	LANDSCAPING
Checked by	LANDSCAPING
Scale	AS SHOWN
Revision	14

Exhibit C: Reserved for Escrow Certificate or Letter of Credit

ESCROW CERTIFICATE

TO WEBER COUNTY, UTAH:

The undersigned Escrow Agent does hereby certify that it has in its possession and custody, cash in the sum of \$ 409,888.55 which said sum said Escrow Agent is holding in escrow to guarantee the installation and completion, according to Ordinance, of all on and or off-site improvements, as specified in Exhibit "B" on the following described tracts of land in Weber County, Utah to wit:

All of Vaquero Village Cluster Subdivision Phase 1, as recorded in the Weber County Recorder's Office, Weber County, Utah

In the event the funds so provided herein do not pay for and complete in full all of the specified improvements set forth in Exhibit "B" and as contemplated herein, then and in that event, subdivider\developer agrees to forthwith pay to Weber County all additional amounts necessary to so complete such improvements.

Said Escrow Agent hereby covenants and agrees that it will not release said funds to any person, firm or corporation (other than as is hereinafter provided) without the express written consent and direction from said Weber County, Utah, and that if said improvements are not satisfactorily installed and completed according to Ordinance within one month short of two years from the date hereof, that the said Escrow Agent will upon demand deliver said funds to said Weber County, Utah for the sole purpose of making and/or completing all of said improvements, with said County to return to the said Escrow Agent any and all funds which may prove to be in excess of the actual cost to the County to make and/or complete said improvements.

It is understood that the County may, at its sole option, extend said period of two years for such completion of such improvements upon request of the Escrow Agent or the Subdivider, if the County Commission determines that such extension is proper.

It is further understood and agreed that all matters concerning this agreement shall be subject to the pertinent provisions of the ordinances of Weber County, Utah.

DATED this 19 day of APRIL, 20 18

JARED ANDERSEN
Escrow Agent

[Signature]
Signature

Title: WEBER COUNTY ENGINEER

State of Utah)

ss:

County of Weber)

On the 19 day of April, 2018 appeared before me Jared Andersen

the signer(s) of the within instrument, who duly acknowledged to me that he/she executed the same.



Angela Martin

Notary Public
Residing at:

APPROVED AS TO FORM:

Weber County Attorney

Date

APPROVED:

Chairperson, Weber County Commission

Date

ATTEST:

Weber County Clerk