

# WEBER COUNTY SUMMARY CONTRACT SHEET

CONTRACT NO. \_\_\_\_\_

**The Originating Department and Preliminary Approval Sections must be completed BEFORE submitting contract for the agenda.**

ORIGINATING DEPARTMENT			
TYPE OF CONTRACT: <input checked="" type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Change Order to Contract #			
CONTRACTOR/VENDOR: <u>Barrow Land and Livestock, LLC, a Utah Limited Liability Company</u>			
Address: <u>6797 West 900 South</u>			
Phone: <u>Ogden</u>		Contact Person: <u>Dean Barrow</u>	
W-9 Attached <input type="checkbox"/> N/A <input checked="" type="checkbox"/>		Email: <u>lindabarrow0419@gmail.com</u>	
CONTRACT TITLE: <u>Vaquero Village Cluster Subdivision Phase 1</u>			
PURPOSE: <u>Subdivision improvement guarantee agreement for the Vaquero Village Cluster Subdivision</u>			
# OF ORIGINALS ENCLOSED: at least 2 or 1/entity: <u>1</u>		ALL ATTACHMENTS INCLUDED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
EFFECTIVE DATE: <u>4/24/2018</u>		TERMINATION DATE: <u>4/24/2019</u>	
ORG: <u>60890000</u>	OBJECT:	PROJECT: <u>Subdivision Improvements Bond</u>	
AMOUNT BY YEAR: \$ <u>409,888.55</u>	<input type="checkbox"/> Revenue <u>N/A</u>	<input type="checkbox"/> One-Time	
	<input type="checkbox"/> Expenditures	<input checked="" type="checkbox"/> Ongoing	
COMMISSION PRESENTER + PHONE #: <u>Ronda Kippen 801-399-8768</u>			
SPECIAL INSTRUCTIONS/COMMENTS:			
PRELIMINARY APPROVALS			
DEPARTMENT HEAD	APPROVED BY: <u>[Signature]</u>	DATE APPROVED: <u>4/19/18</u>	RECOMMENDED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
COUNTY ATTORNEY	APPROVED BY: <u>[Signature]</u>	DATE APPROVED: <u>4/30/18</u>	REVISIONS NECESSARY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PURCHASING:	APPROVED BY: <u>[Signature]</u>	DATE APPROVED: <u>4-20-18</u>	COMPLIES W/ PURCHASING POLICIES <input type="checkbox"/> YES <input type="checkbox"/> NO <u>N/A</u>
COMPROLLER:	APPROVED BY: <u>[Signature]</u>	DATE APPROVED: <u>4/20/18</u>	BUDGET AVAILABLE: <input type="checkbox"/> YES <input type="checkbox"/> NO <u>N/A</u>
COMMENTS: <u>Escrow Agreement</u>			
COUNTY COMMISSION APPROVAL			
COMMISSION APPROVAL: <u>[Signature]</u>			DATE APPROVED: <u>4/29/2018</u>
VOTING RECORD: Ebert <u>Nay</u> Gibson <u>Aye</u> Harvey <u>Aye</u>			
COMMENTS:			
RETURN AN ORIGINAL CONTRACT TO THE CLERK/AUDITOR'S OFFICE AFTER ALL SIGNATURES HAVE BEEN OBTAINED			



\*W2917621\*

WEBER COUNTY  
IMPROVEMENTS GUARANTEE AGREEMENT

4/24/2018

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.

EH 2917621 PG 1 OF 31  
LEANN H KILTS, WEBER COUNTY RECORDER  
27-APR-18 140 PM FEE \$1.00 DEP DC  
REC FOR: WEBER COUNTY PLANNING

\*\*\*\*\* 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: Lucinda K. Barrow 3/23/18  
Applicant Signature Date

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

**"COUNTY"**

By: Ann H. Ham 4/24/2018  
Commission Chair Date

ATTEST: [Signature] 4/24/2018  
County Clerk Date

**APPROVED AS TO CONTENT:**

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

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

By: [Signature] N/A  
County Treasurer Date

**APPROVED AS TO FORM:**

By: [Signature] 4/20/18  
County Attorney Date

COMPLETE ONLY IF APPLICANT IS A LIMITED LIABILITY COMPANY

State of Utah )  
County of Salt Lake ) :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

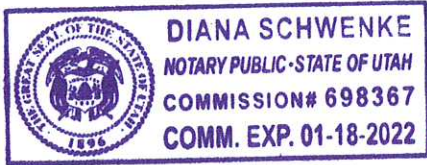


Exhibit A: County Engineer-Approved Cost Estimate

**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

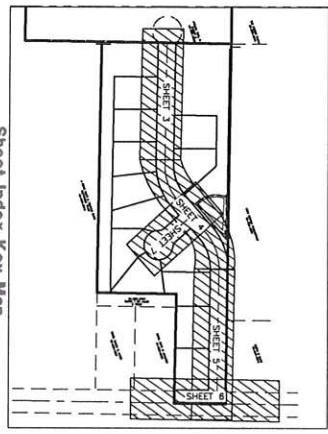
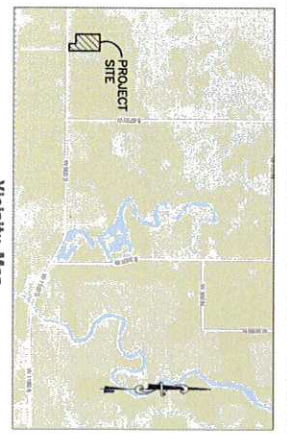
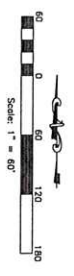
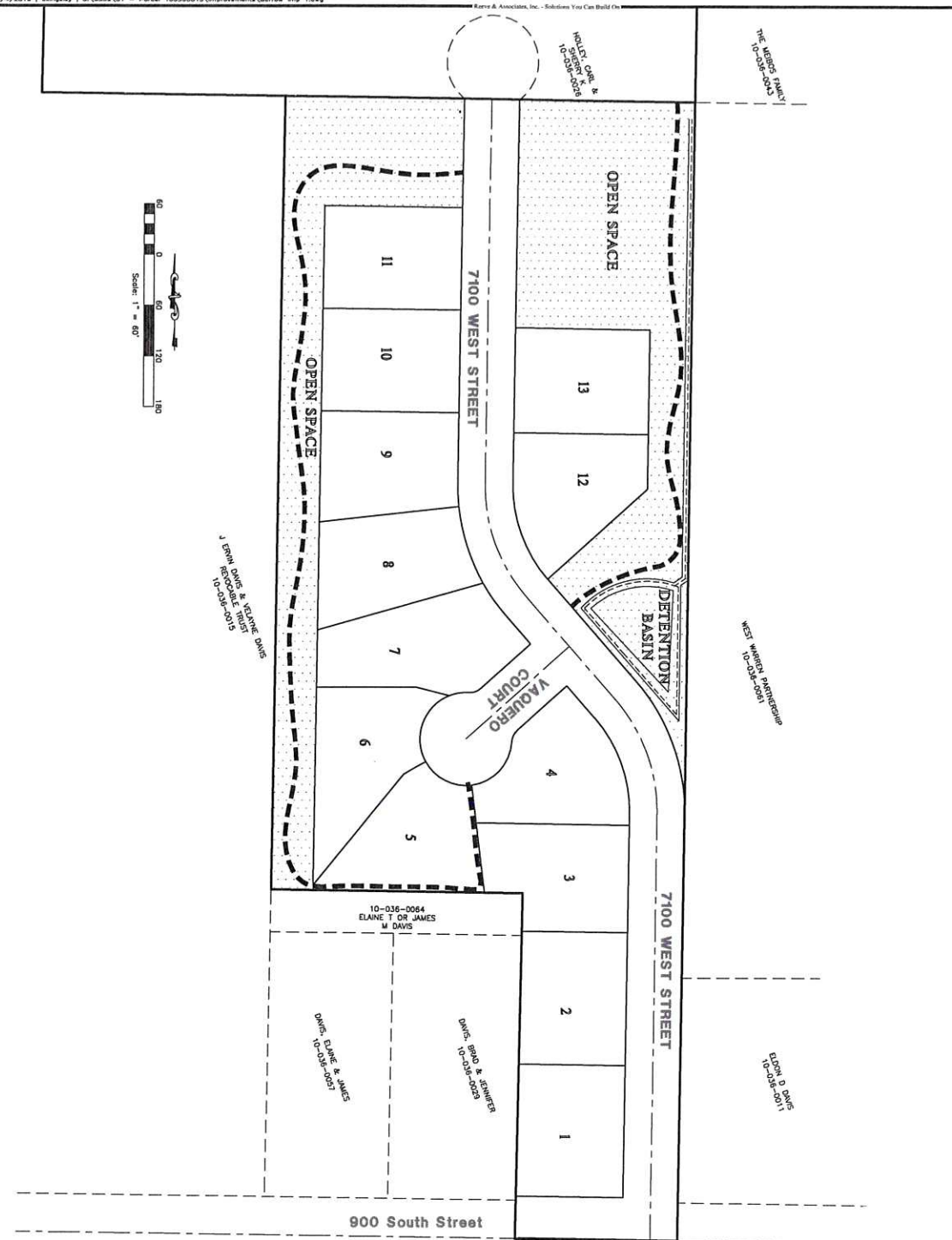
- Project Narrative/Notes/Revisions**
- 1) 4/8/17 OK - COMPLETED DESIGN FOR CLERK & CITY REVIEW
  - 2) 4/12/17 OK - UPDATED PER COUNTY COMMENTS
  - 3) 12/23/16 OK - UPDATED PER COUNTY COMMENTS
  - 4) 2/2/17 OK - UPDATED PER COUNTY COMMENTS
  - 5) 2/2/17 OK - UPDATED PER COUNTY COMMENTS
  - 6) 4/3/17 OK - UPDATED PER COUNTY COMMENTS
  - 7) 4/3/17 OK - UPDATED PER COUNTY COMMENTS
  - 8) 4/16/17 OK - UPDATED PER COUNTY 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 54+00.00 - 9+43.70
  - Sheet 4 - 7100 West 9+53.70 - 14+09.56
  - Sheet 5 - 7100 West 14+09.56 - 19+50.00
  - Sheet 6 - 900 South St. 8+00.00 - 8+50.00
  - Sheet 7 - Vaquero Court 8+00.00 - 7+50.00
  - 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
  - Sheet 14 - Landscape Details

**Engineer's Notice To Contractors**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES 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 THE ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. 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 States Location Center  
 1-800-662-4111  
 Call Toll Free

Revised: 4-18-17



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

**Cover/Index Sheet**

**REVISIONS**

DATE	DESCRIPTION
09-20-16	OK - County Comments
12-23-16	OK - County Comments
12-23-16	OK - Storm Drain
1-24-17	Rev. Storm Drain
2-2-17	OK - DEP comments
4-3-17	Rev. Comments
4-3-17	OK - Client Comments

**Reeve & Associates, Inc.**

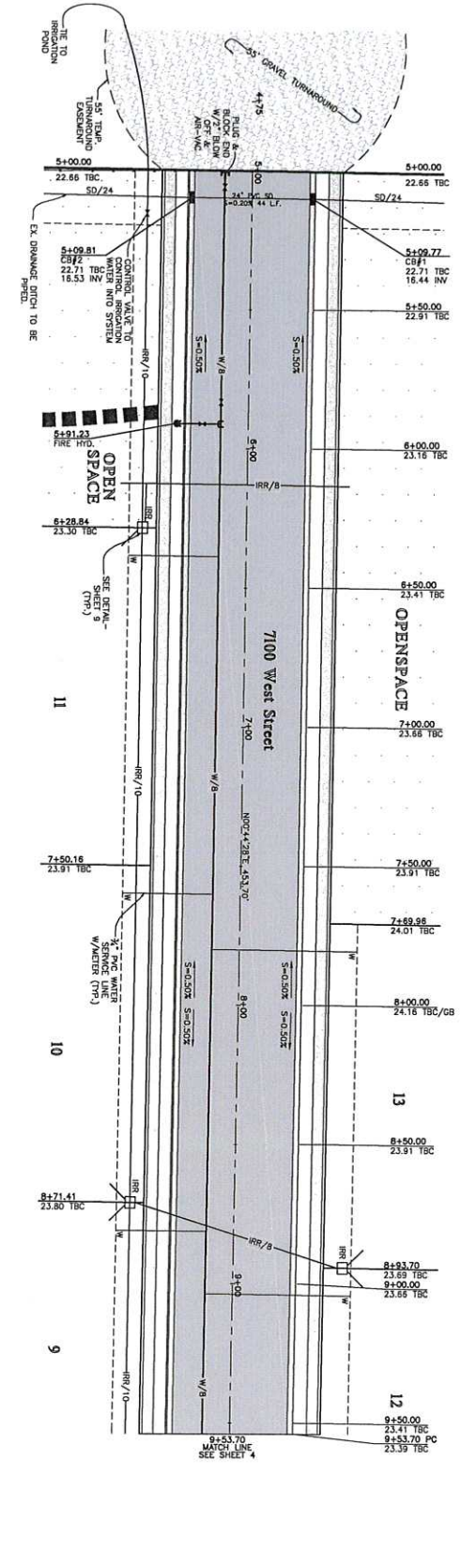
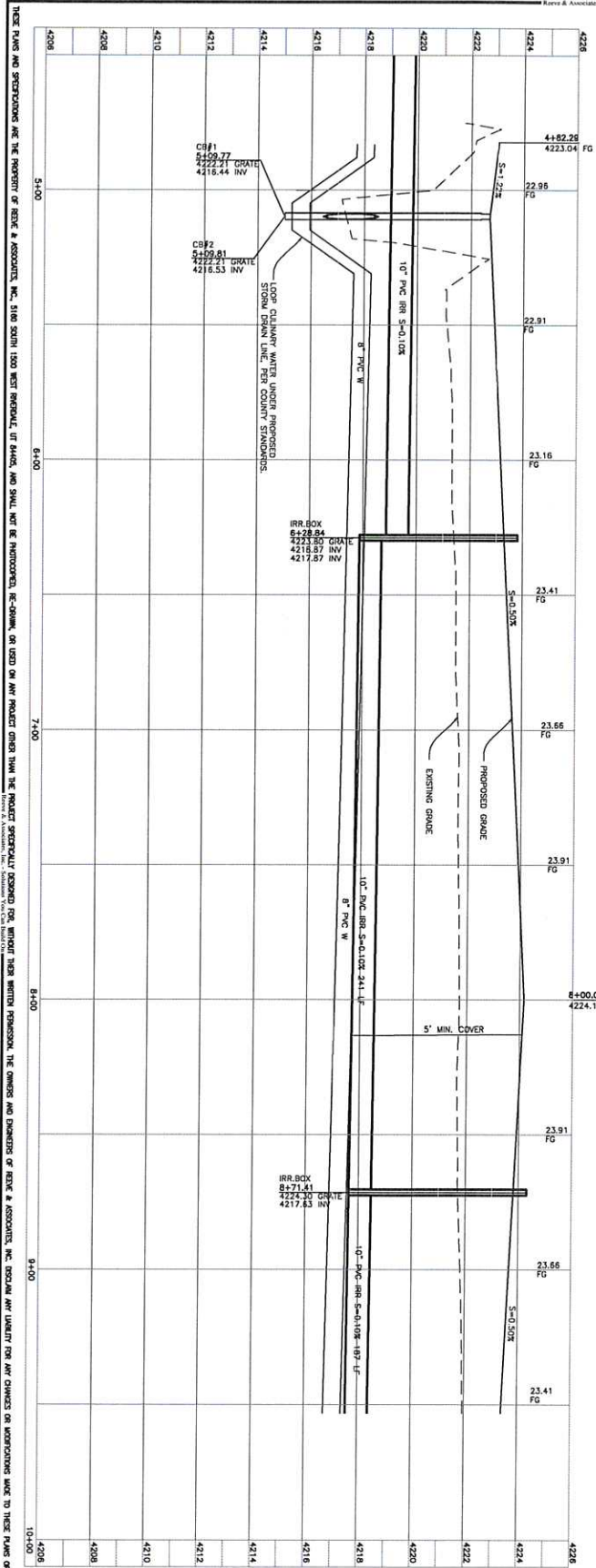
100 PLAINVIEW • 2ND FLOOR • SALT LAKE CITY, UT 84143  
 TEL: (801) 461-7300 FAX: (801) 461-2566 WWW.REEVE-ASSOCIATES.COM

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1/4/2018 1:41:54 PM 100360013\Improvements\Borrow Impa 1.dwg

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



**Key Map**  
NOT TO SCALE

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

Project Info:  
 Project Name: VAQUERO VILLAGE CLUSTER SUBDIVISION  
 Project Location: 7100 WEST STREET  
 City: SALT LAKE CITY, UT  
 Client: REEVE & ASSOCIATES, INC.  
 Date: 4-18-17



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

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

REVISIONS	DATE	DESCRIPTION
06	10-16-16	CK - County Comments
11	11-16-16	RR - City Comments
12	12-16-16	CK - Storm Drain
13	1-24-17	RR - Storm Drain
14	2-17-17	RR - City Comments
15	3-17-17	RR - Storm Drain
16	4-11-17	TD - Final Comments

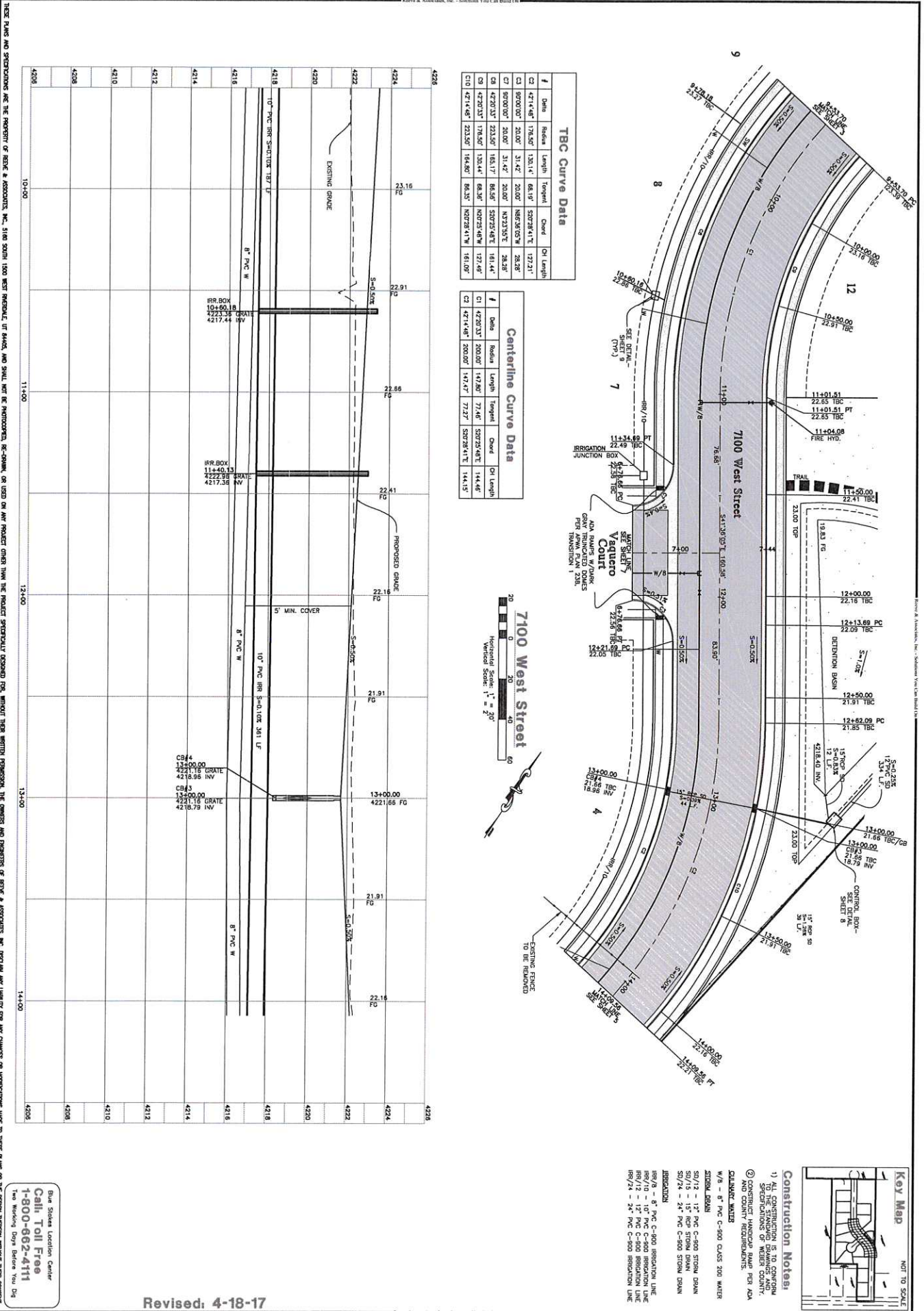
**Reeve & Associates, Inc.**

1100 PARKWAY • SALT LAKE CITY, UT 84143  
 (801) 461-2200 FAX (801) 461-2204  
 www.reeveandassociates.com

TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Sheet	3
Sheets	14



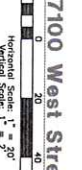


**TBC Curve Data**

Station	Radius	Length	Tangent	Chord	Chord Length
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'

**Centerline Curve Data**

Station	Radius	Length	Tangent	Chord	Chord Length
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'
4214+48	178.50'	126.14'	68.19'	520.7841E	127.21'



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

Revised: 4-18-17

**Kerr & Associates, Inc. - Solutions You Can Build On**

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

**7100 West Street**  
9+53.70 - 14+09.56

**REVISIONS**

DATE	DESCRIPTION
09-20-16	CK County Comments
12-14-16	EA County Comments
12-22-16	CK Storm Drain
1-24-17	KM Storm Drain
2-2-17	KEA DEQ Comments
4-1-17	KEA DEQ Comments
4-1-17	CK County Comments

**RA** **Reeve & Associates, Inc.**

ONE ONE ONE WEST BROADWAY SUITE 8400  
SALT LAKE CITY, UTAH 84119  
TEL: (801) 487-7700 FAX: (801) 487-3388 WWW.REEVE-ASSOCIATES.COM

LAND SURVEYING • CIVIL ENGINEERING • UTILITY ENGINEERING  
TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

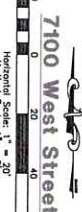
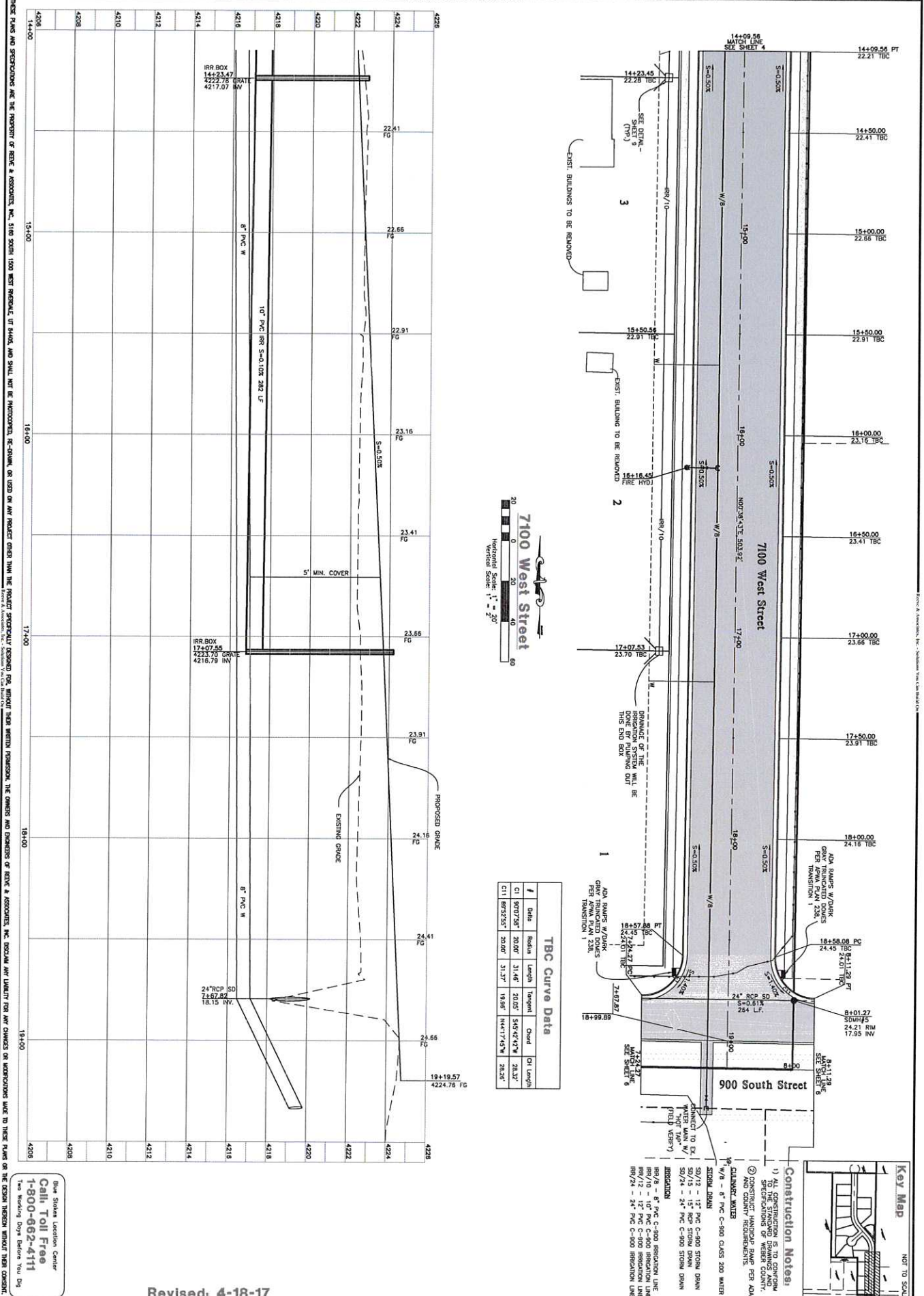
**Project Info:**

Engineer: J. MATT RICE  
Project: VAQUERO VILLAGE SUBDIVISION  
Map: 4-11-A  
Number: 0002-201

Sheet: 4  
Sheets: 14

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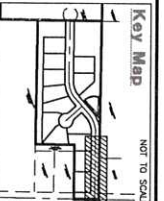
Kerr & Associates, Inc. - Solutions You Can Build On



**TBC Curve Data**

Station	Delta	Radius	Length	Tangent	Chord	Ch Length
CI 140738'	20.00'	31.46'	20.03'	54.42' @ 2°	28.33'	
CI 1852325'	20.00'	31.37'	19.98'	54.17' @ 2°	28.26'	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5189 SOUTH 1500 WEST PROVO, UT 84601. ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN, WITHOUT THEIR WRITTEN PERMISSION, THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS ON THE PROJECT SITE. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC. 5189 SOUTH 1500 WEST PROVO, UT 84601. ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY IDENTIFIED HEREIN, WITHOUT THEIR WRITTEN PERMISSION, THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS ON THE PROJECT SITE.



**Construction Notes:**

- 1) ALL CONSTRUCTION IS TO COMPLY WITH THE SPECIFICATIONS OF WEBER COUNTY, AND COUNTY REQUIREMENTS.
- 2) CONSTRUCT HANDPUMP PUMP PER AIA STANDARD WATER
- 3) CONSTRUCT 24" P.C. C-300 CLASS 200 WATER STORM DRAIN
- 4) CONSTRUCT 12" P.C. C-300 STORM DRAIN
- 5) CONSTRUCT 12" P.C. C-300 STORM DRAIN
- 6) CONSTRUCT 24" P.C. C-300 STORM DRAIN
- 7) CONSTRUCT 24" P.C. C-300 STORM DRAIN
- 8) CONSTRUCT 24" P.C. C-300 STORM DRAIN
- 9) CONSTRUCT 24" P.C. C-300 STORM DRAIN
- 10) CONSTRUCT 24" P.C. C-300 STORM DRAIN

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

Revised: 4-18-17

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

**7100 West Street**  
 14+09.56 - 19+50.00

**REVISIONS**

DATE	DESCRIPTION
09-20-16	OK County Comments
12-13-16	IR County Comments
12-22-16	OK Storm Drain
1-24-17	NV Storm Drain
2-2-17	KH DEQ Comments
3-17-17	NV County Comments
4-13-17	OK County Comments

**Reeve & Associates, Inc.**

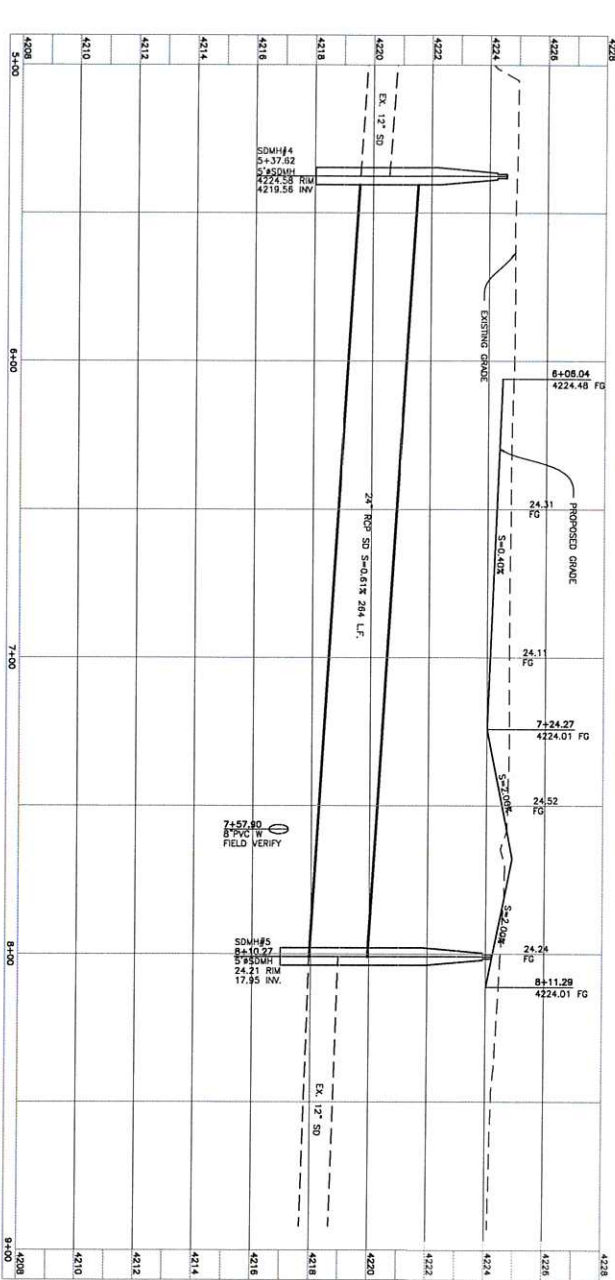
1300 SOUTH 1500 WEST, SUITE 100, PROVO, UT 84601  
 TEL: (801) 467-7100 FAX: (801) 467-7000 www.reeve-inc.com

LAND PLANNING • CIVIL ENGINEERING • SURVEYING  
 TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

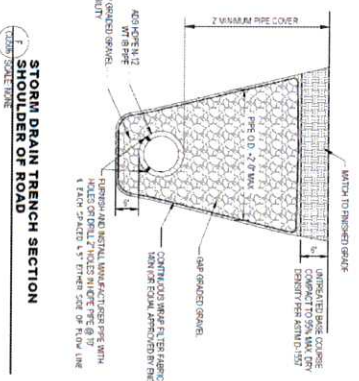
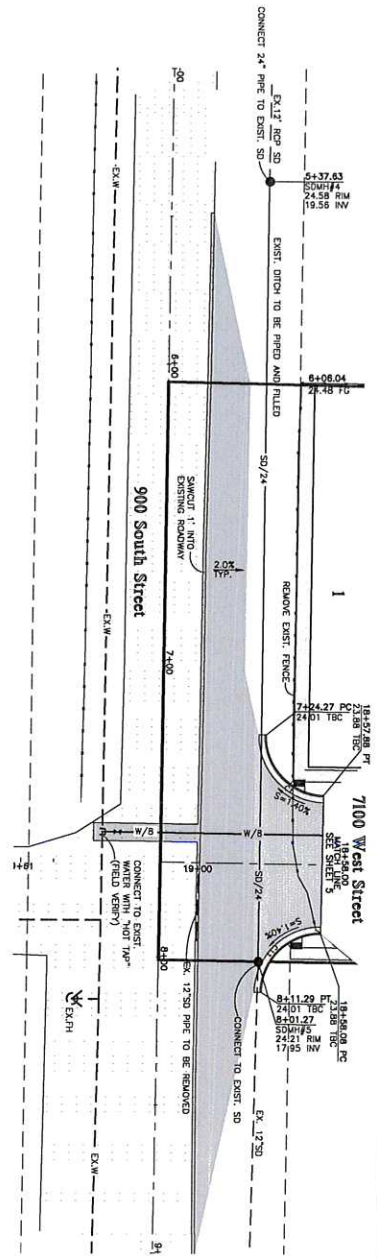
**Professional Engineer**  
 License No. 100360013  
 State of Utah

**Project Info:**  
 Project Name: VAQUERO VILLAGE CLUSTER SUBDIVISION  
 Owner: J. MATE REEVE  
 Designer: J. MATE REEVE  
 Date: 4-18-17  
 Number: 662-4111

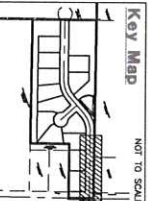
Sheet 5 of 14



TBC Curve Data						
I	Date	Radius	Length	Tempal	Chord	Ch Length
C1	8/07/95	20.00'	31.46'	20.55'	5.95'	28.37'
C11	8/07/95	20.00'	31.17'	18.98'	14.17'	28.36'



STORM DRAIN TRENCH SECTION  
24" STORM DRAIN



Key Map NOT TO SCALE

Construction Notes:

- 1) TO THE EXTENT OF CONFLICT, THE SPECIFICATIONS OF WEBER COUNTY, UTAH SHALL PREVAIL OVER THE SPECIFICATIONS OF REEVE & ASSOCIATES, INC.
- 2) CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF WEBER COUNTY, UTAH.
- 3) CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF WEBER COUNTY, UTAH.

DATE	DESCRIPTION
08-20-16	JK County Comments
12-14-16	JK County Comments
12-22-16	JK Storm Drain
1-24-17	KM Storm Drain
2-2-17	KM DEP comments
2-1-17	Reeve Comments
4-13-17	JK County Comments

**Reeve & Associates, Inc.**  
 1800 N. 1000 W. P.O. Box 1800, Provo, UT 84602  
 Phone: (801) 771-7100 Fax: (801) 771-7101  
 www.reeveandassociates.com

Revised: 4-18-17

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



Product Info:  
 Engineer: J. M. L. REED  
 Designer: KIMBLEY  
 Checker: J. E. L. B.  
 Submittal: WAJWAJ  
 Number: 2016-01

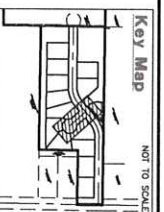
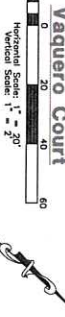
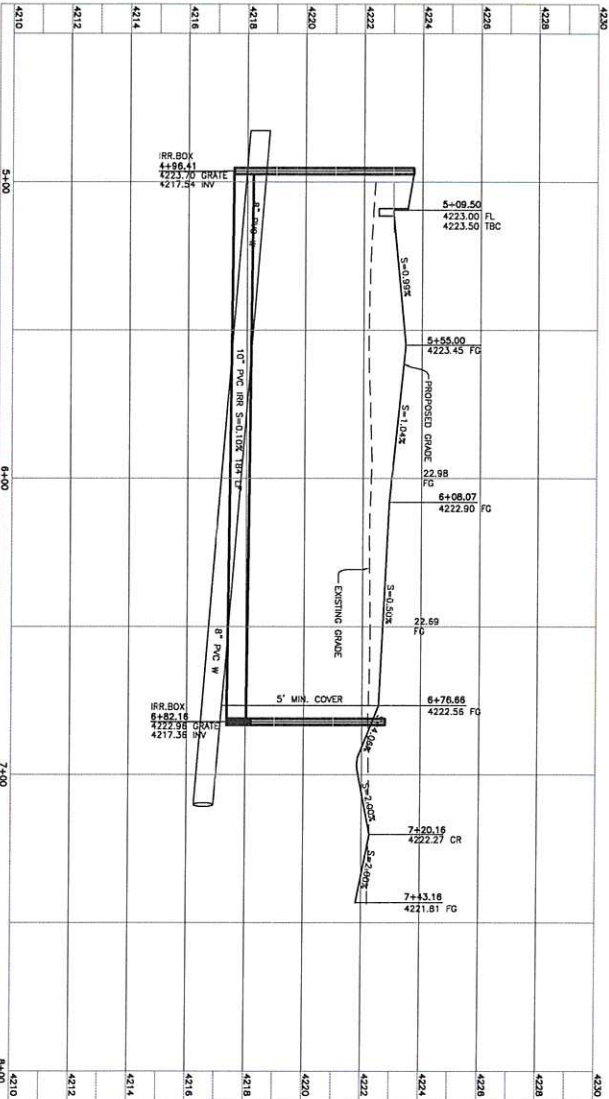
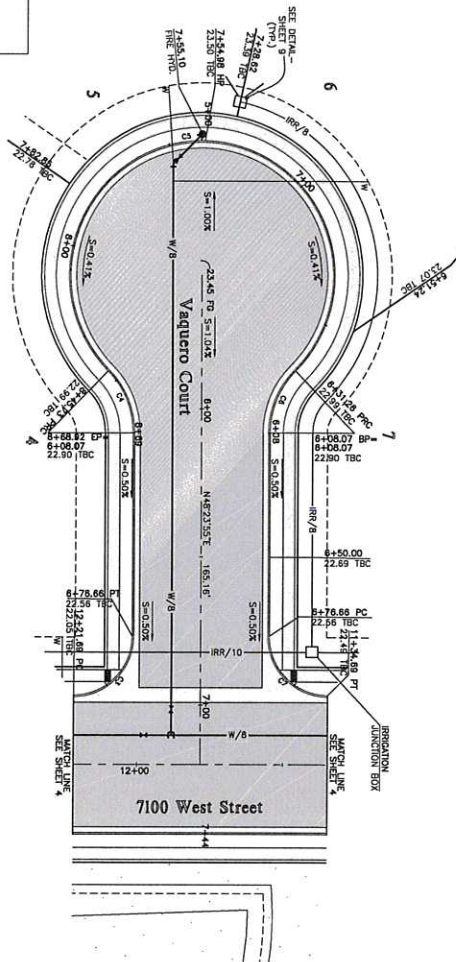
Blue Sheet Location Center  
 Call Toll Free  
 1-800-862-4111  
 Two Weeks Before You Dig

Sheet 6  
 14  
 Sheets

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**TBC Curve Data**

#	Date	Radius	Length	Tangent	Chord	Ch Length
C1	8/20/07	20.00'	31.42'	20.00'	N68.2103°W 28.28'	
C2	8/20/07	28.50'	23.16'	12.23'	S59.5131°W 22.60'	
C3	2/20/18	43.50'	21.42'	45.44'	S41.3803°E 64.31'	
C4	8/20/07	28.50'	23.19'	12.23'	N70.5459°E 22.60'	
C7	8/20/07	20.00'	31.42'	20.00'	N27.551°E 28.28'	



**Construction Notes**

- 1) SEE STATIONING FOR CONSTRUCTION OF STORM DRAIN.
- 2) CONSTRUCT PAVEMENT RAMP PER ADA COMPLIANT NOTES.
- 3) SEE STATIONING FOR CONSTRUCTION OF STORM DRAIN.
- 4) SEE STATIONING FOR CONSTRUCTION OF STORM DRAIN.

Revised: 4-18-17

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

**Vaquero Court**  
5+00.00 - 7+50.00

**REVISIONS**

DATE	DESCRIPTION
08-20-16	OK County Comments
12-23-16	RR County Comments
12-22-16	OK Storm Drain
12-24-17	RR Storm Drain
2-2-17	RR Comments
4-2-17	RR Comments
4-12-17	RR Comments

**Reeve & Associates, Inc.**

3100 SOUTH 1000 WEST, SUITE 1040  
SALT LAKE CITY, UTAH 84119  
(801) 487-7200 FAX (801) 487-2500

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

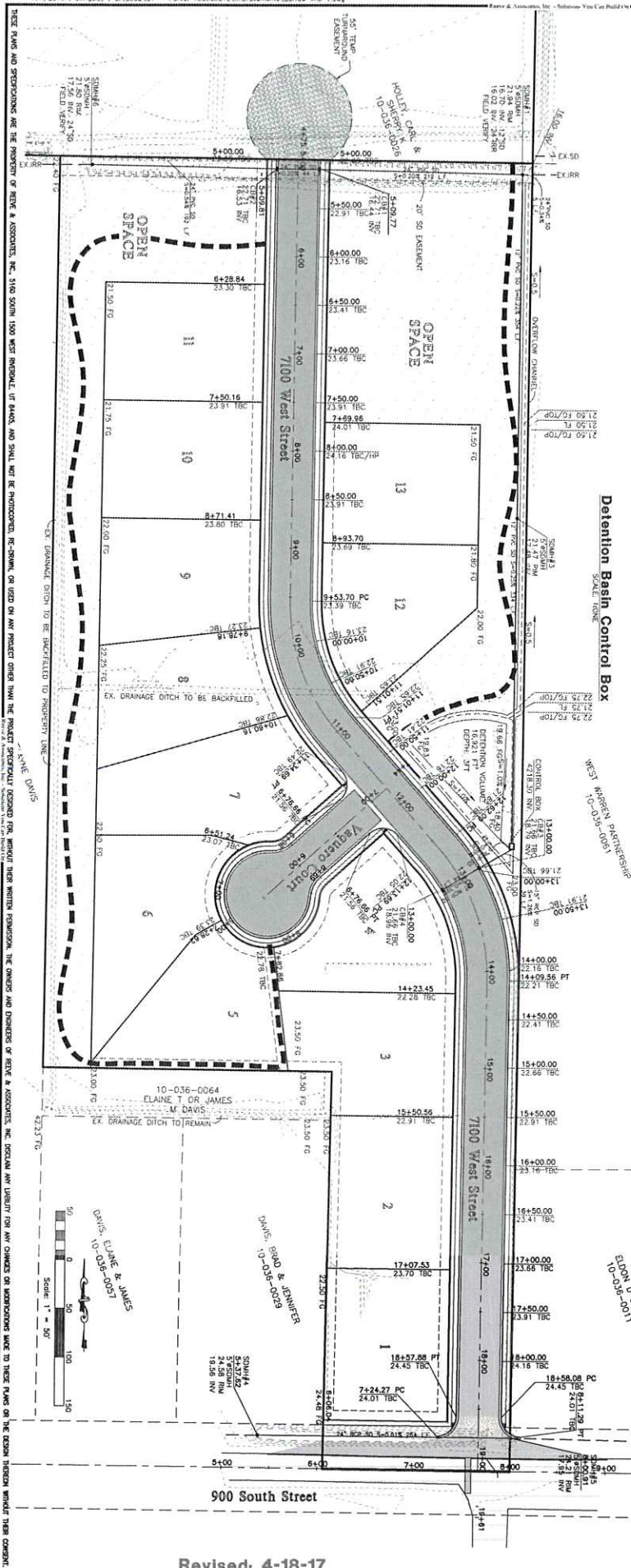
**PROJ. INFO.**

Project: VAQUERO VILLAGE CLUSTER SUBDIVISION  
Phase: 1  
Sheet: 7 of 14



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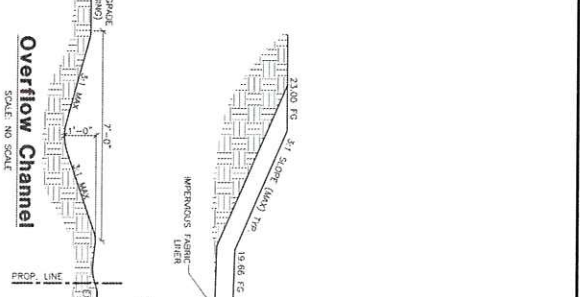
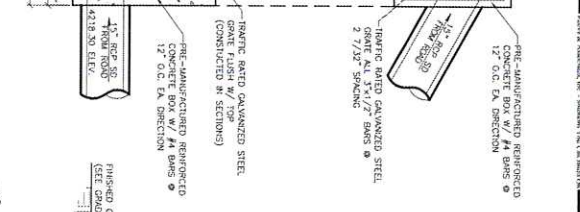
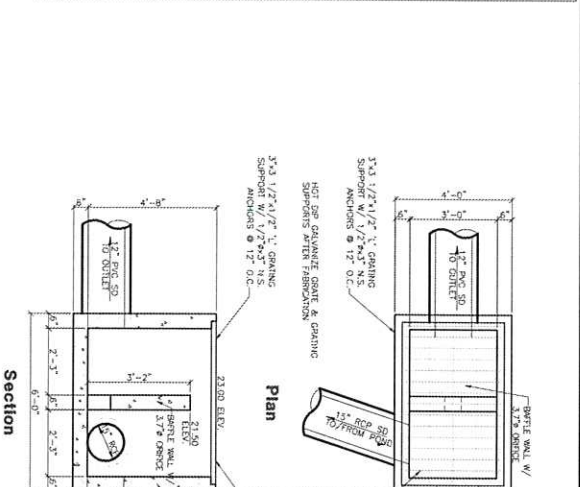
Revised: 4-18-17



**Storm Runoff Calculations**

The following runoff calculations are based on the 2.00 year return period design storm. The design storm is based on the 2.00 year return period design storm for the area. The design storm is based on the 2.00 year return period design storm for the area. The design storm is based on the 2.00 year return period design storm for the area.

Area (Ac.)	Runoff Coefficient (C)	Runoff (CFS)
1.00	0.50	1000
2.00	0.50	2000
3.00	0.50	3000
4.00	0.50	4000
5.00	0.50	5000
6.00	0.50	6000
7.00	0.50	7000
8.00	0.50	8000
9.00	0.50	9000
10.00	0.50	10000
11.00	0.50	11000
12.00	0.50	12000
13.00	0.50	13000
14.00	0.50	14000
15.00	0.50	15000
16.00	0.50	16000
17.00	0.50	17000
18.00	0.50	18000
19.00	0.50	19000
20.00	0.50	20000
21.00	0.50	21000
22.00	0.50	22000
23.00	0.50	23000
24.00	0.50	24000
25.00	0.50	25000
26.00	0.50	26000
27.00	0.50	27000
28.00	0.50	28000
29.00	0.50	29000
30.00	0.50	30000
31.00	0.50	31000
32.00	0.50	32000
33.00	0.50	33000
34.00	0.50	34000
35.00	0.50	35000
36.00	0.50	36000
37.00	0.50	37000
38.00	0.50	38000
39.00	0.50	39000
40.00	0.50	40000
41.00	0.50	41000
42.00	0.50	42000
43.00	0.50	43000
44.00	0.50	44000
45.00	0.50	45000
46.00	0.50	46000
47.00	0.50	47000
48.00	0.50	48000
49.00	0.50	49000
50.00	0.50	50000



**STAGE STORAGE TABLE**

ELEV. (ft. N)	AREA (sq. ft.)	DEPTH (ft.)	TOTAL VOL. (cu. ft.)
4218.49	0.00	0.00	0.00
4218.50	8,008.31	1.250	2,002.12
4218.51	16,016.62	2.500	19,999.15
4218.52	16,016.62	3.750	19,999.15

Revised: 4-18-17

8 Sheet 14

**Vaquero Village Cluster Subdivision Phase 1**

WEBER COUNTY, UTAH

**Grading & Drainage Plan**

**Reeve & Associates, Inc.**

1000 W. 1000 S. SUITE 1000, OGDEN, UT 84403

TEL: (435) 473-1111 FAX: (435) 473-1112

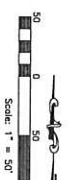
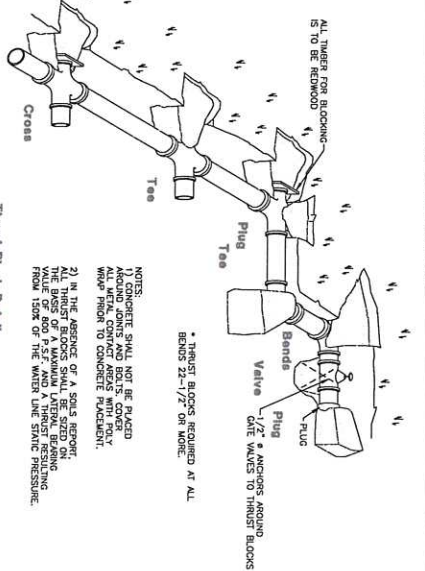
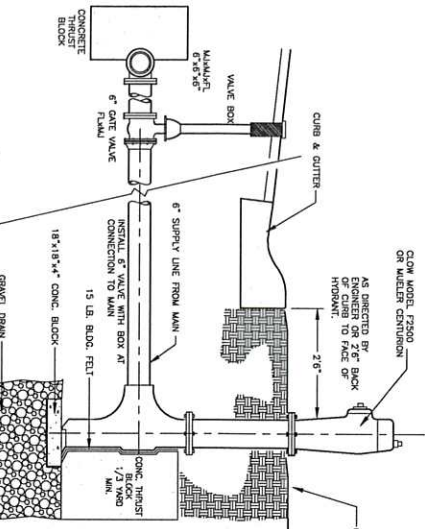
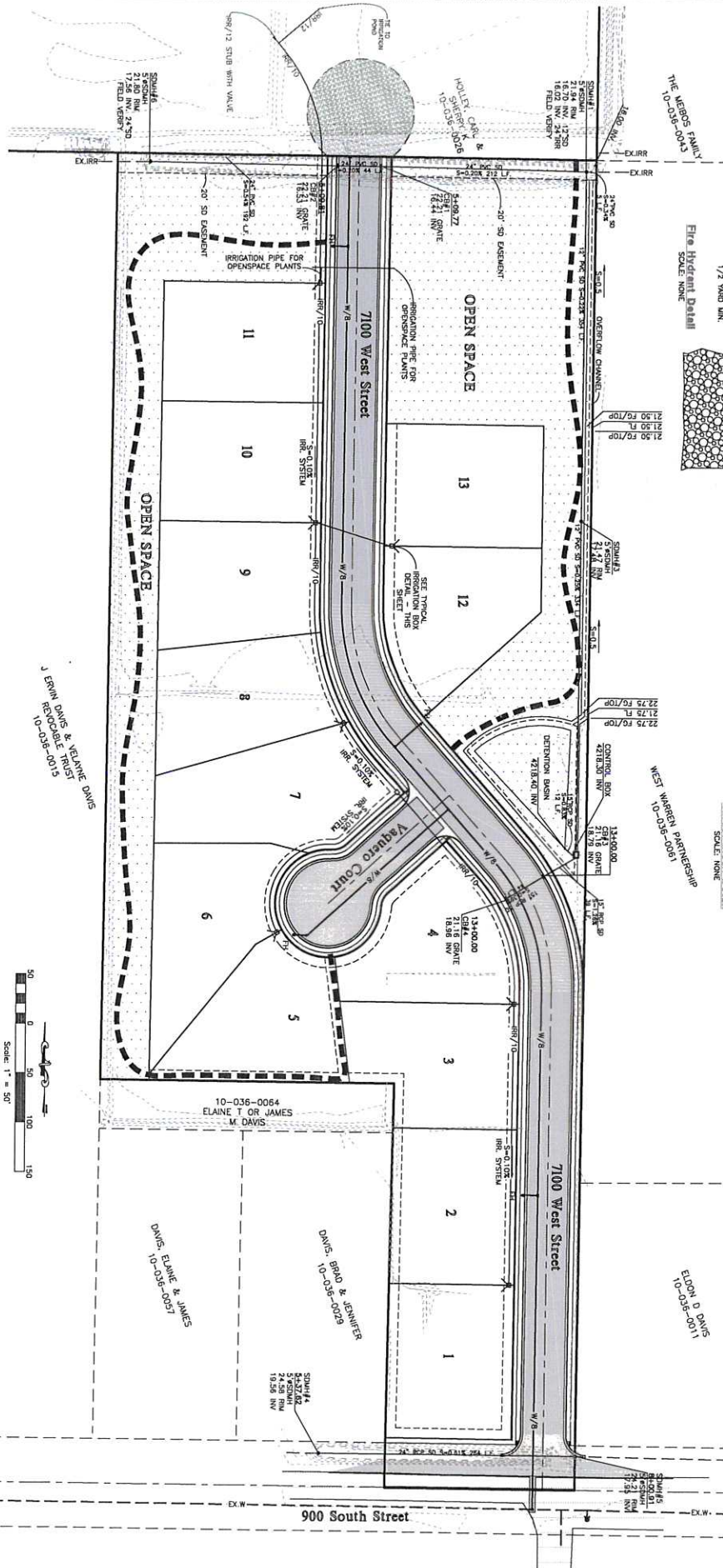
WWW.REEVE-ASSOCIATES.COM

REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL CIVIL ENGINEER

REGISTERED PROFESSIONAL ARCHITECT



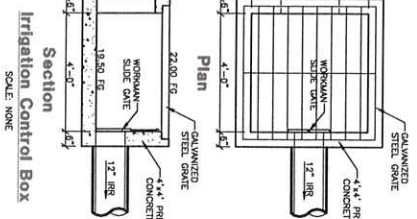
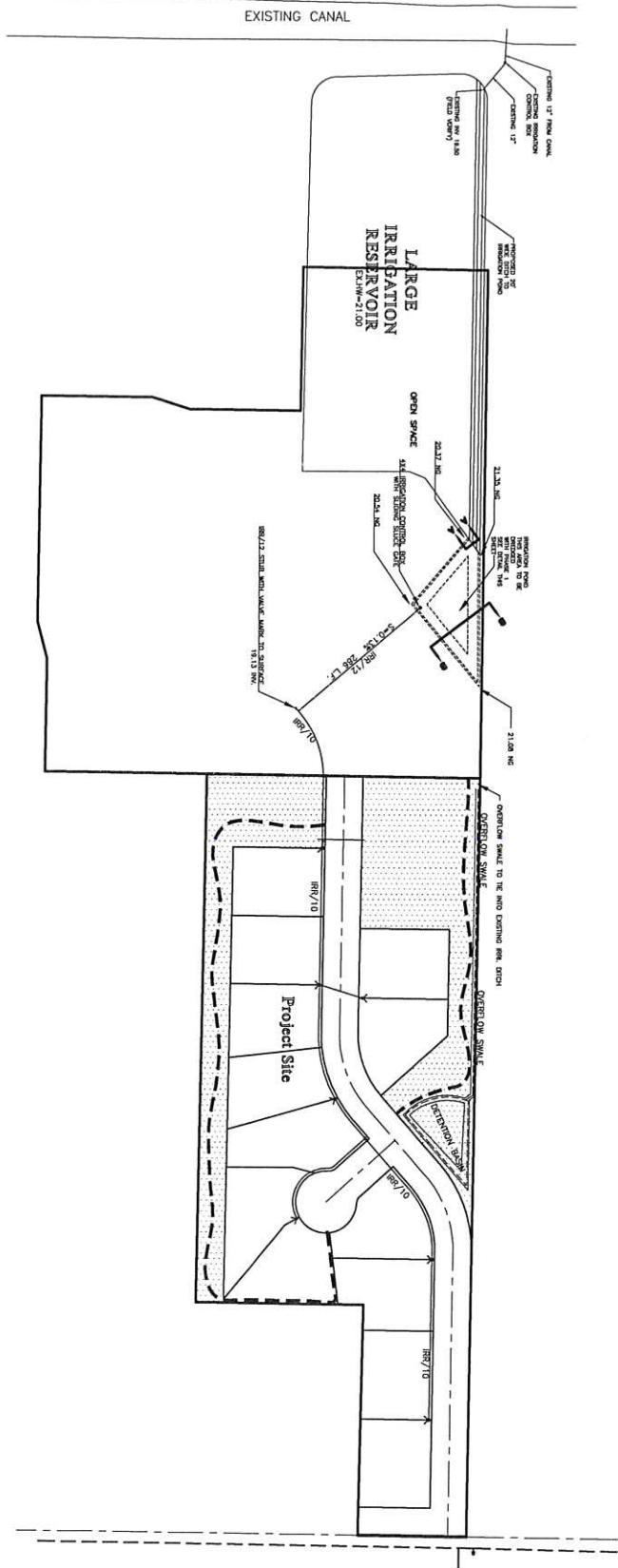
Revised: 4-18-17

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

DATE	DESCRIPTION
09-20-16	PK County Comments
12-23-16	PK County Comments
12-23-16	PK State Dept Comments
1-24-17	Stump Draw
2-2-17	DEP comments
4-2-17	Stump Comments
4-1-17	Sheet Comments

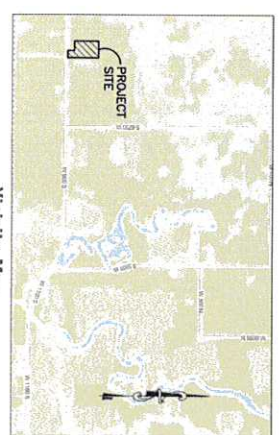
**Reeve & Associates, Inc.**  
 3400 SOUTH 1000 WEST, PROVO, UT 84601  
 TEL: (801) 421-1700 FAX: (801) 421-5888 WWW.REEVE-ASSOCIATES.COM  
 CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**PROJECT INFO:**  
 PROJECT NO. 10-036-0064  
 SHEET NO. 14 OF 14  
 DATE: 4-18-17  
 DRAWN BY: J. SHERIDAN  
 CHECKED BY: J. SHERIDAN  
 NUMBER: 100360133



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

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



**Engineer's Notice To Contractors**  
THE EXISTENCE AND LOCATION OF ANY UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE FIELD BY THE CONTRACTOR. SO THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. 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:**  
Barrow Land Services, LLC  
6655 W. 2003 S.  
West Valley City, UT 84119  
(801) 514-4154

**But Stakes 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  
WEBER COUNTY, UTAH

**Irrigation Reservoir Exhibit**

DATE	DESCRIPTION
08-10-16	CK County Comments
12-13-16	DR County Comments
12-22-16	CK Storm Drain
1-24-17	KM Storm Drain
2-2-17	KM SEQ Comments
4-1-17	RM Storm Comments
4-1-17	TP, Client Comments

**RA** Reeve & Associates, Inc.

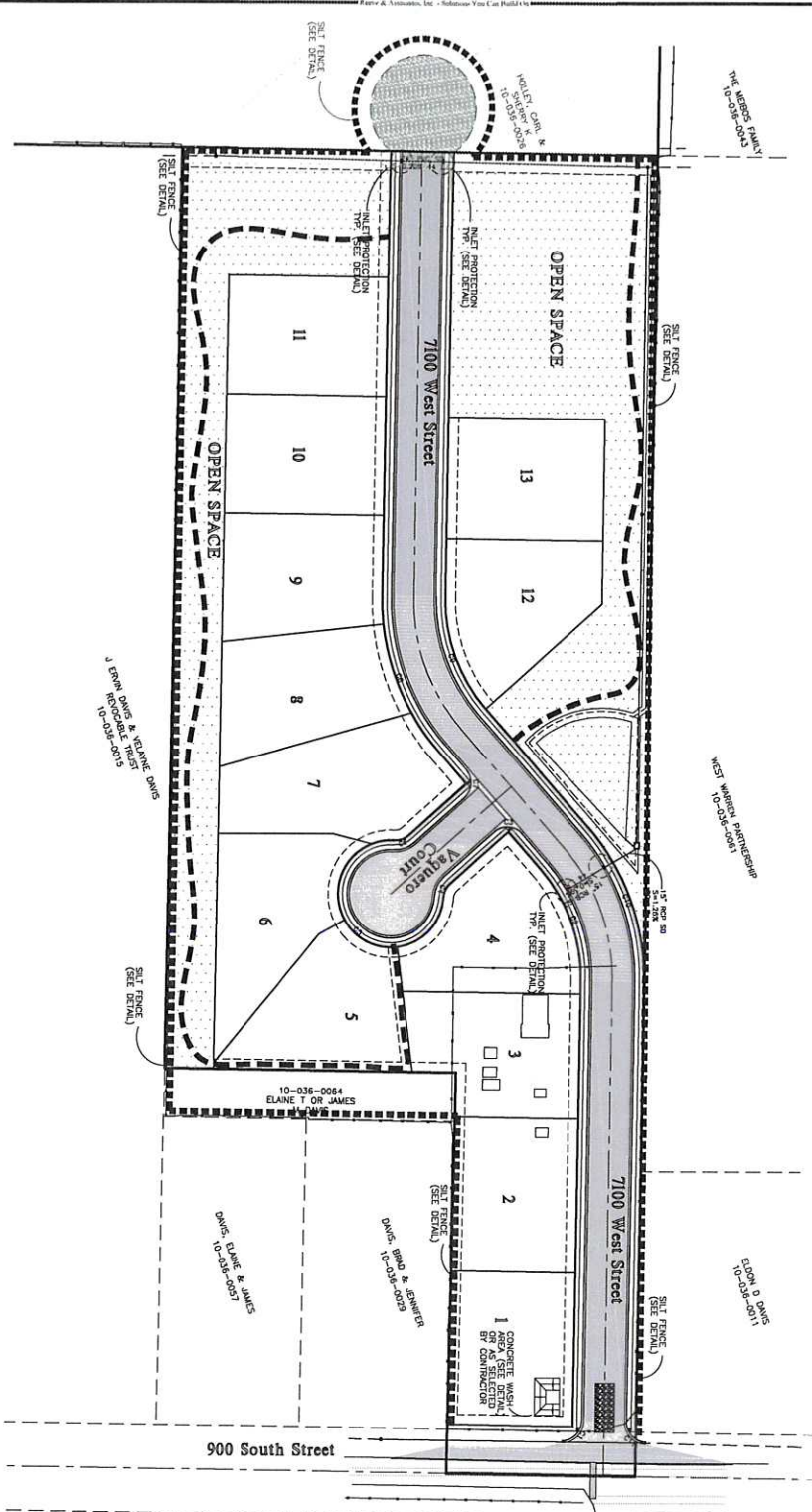
3400 SOUTH 1000 WEST, RENO, NV 89402  
TEL: (800) 667-7300 FAX: (800) 671-2388 WWW.RA-ASSOCIATES.COM  
LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING  
TRUCK DESIGN • STRUCTURAL ENGINEERING • LANDSCAPE ARCHITECTURE

Project Info:	Project Name: VAQUERO VILLAGE
Client:	Barrow Land Services, LLC
Drawn By:	MSZ/201
Checked By:	MSZ/201
Scale:	AS SHOWN
Sheet:	10
Total Sheets:	14

# Vaquero Village Subdivision

## Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH  
APRIL, 2017



ALL VEHICLES EXITING SITE  
CONSTRUCTION ENTRANCE  
SHOULD BE MARKED WITH  
CONCRETE OR PAINTED CURB  
AND CONSTRUCTION TRUCKS  
SHOULD BE MARKED WITH  
CONCRETE OR PAINTED CURB  
OR AS SELECTED  
BY CONTRIBUTOR

STREETS TO BE OPEN WITHIN  
ENTRANCE DISTANCE  
IF NECESSARY

### Construction Activity Schedule

PROJECT LOCATION	WEBER COUNTY, UTAH
PROJECT BEGINNING DATE	APRIL 2017
PROJECT ENDING DATE	APRIL 2017
STORM WATER MANAGEMENT CONTACT / INSPECTOR	DAVE & JAMES
STORM WATER MANAGEMENT SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP	BY OWNER/CONTRIBUTOR

Revised: 4-18-17

Vaquero Village Cluster Subdivision  
Phase 1  
WEBER COUNTY, UTAH

Storm Water Pollution  
Prevention Plan Exhibit

DATE	DESCRIPTION
02-20-16	City Comments
03-14-16	City Comments
03-22-16	Storm Drain
04-13-17	City Comments
04-13-17	City Comments
04-13-17	City Comments

**Reeve & Associates, Inc.**  
ENGINEERS • ARCHITECTS • LANDSCAPE ARCHITECTS

Project Info  
Engineer: J. HART REEVE  
Designer: J. HART REEVE  
Date: 4-18-17

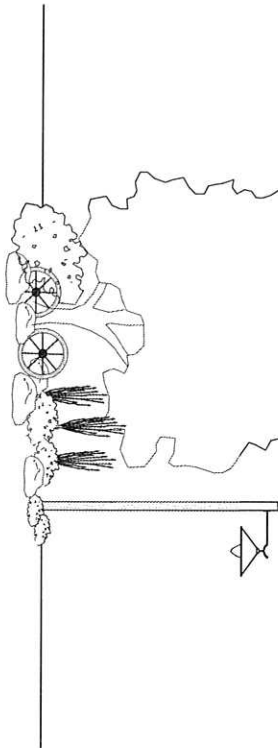
Project Name: VAQUERO VILLAGE SUBDIVISION  
Number: 2008-021

Sheet: 11 of 14  
Sheets





# Vaquero Village



**Plant Table**

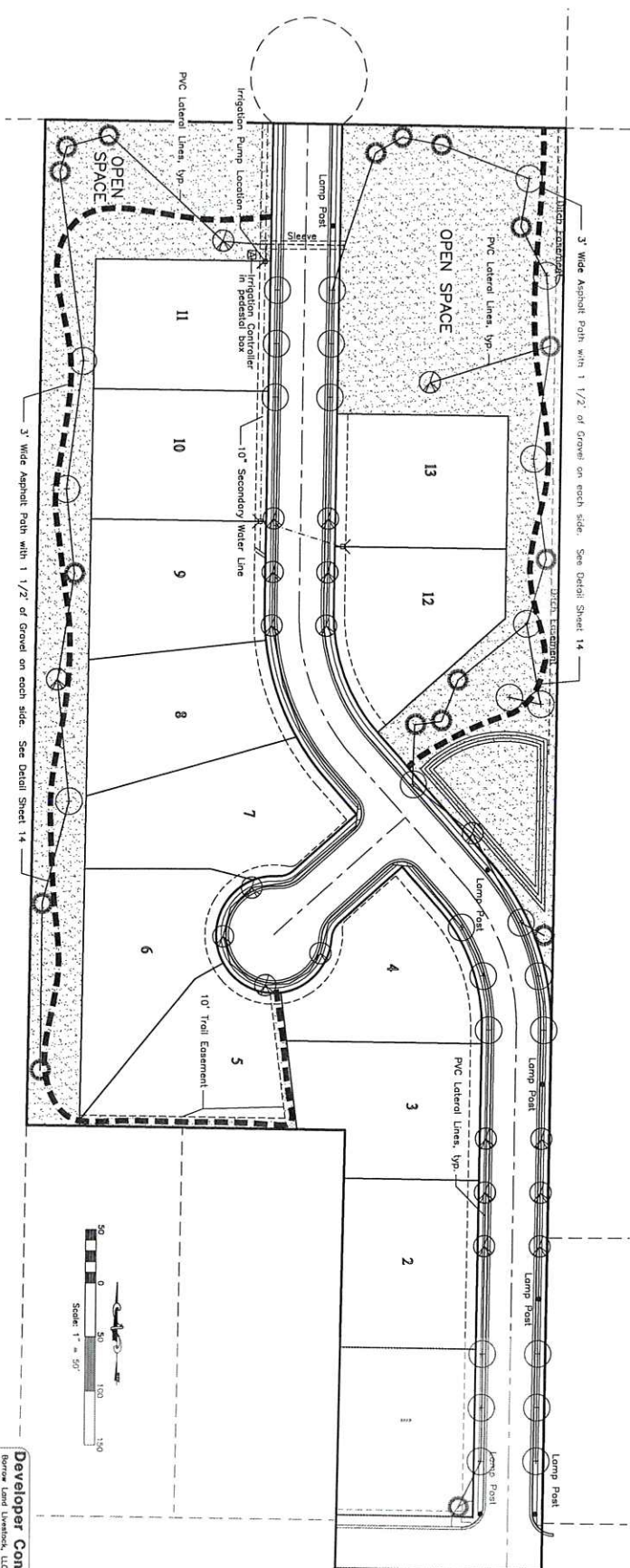
Quantity	Symbol	Scientific Name	Common Name	Planting Size
30	(C)	Acer 'Freemontii' 'Jeffersred'	Autumn Blaze Maple	2" cal.
20	(O)	Madia 'Prairie Fire'	Prairie Fire Crocodile	2" cal.
17	(X)	Pinus nigra	Australian Pine	8"-12" B&B

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 Neclaim technique tubing, as shown in detail on Sheet 12.

### Irrigation Schedule

- LATERAL LINE - CLASS 200 PVC, SIZED AS FOLLOWS:  
 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 DRIP IRRIGATION.
- ▣ RAINBOW ESP 12 LWA/E120 WVC  
 INDOOR/OUTDOOR MOUNT BASE CONTROLLER, MOUNT ON OUTDOOR HOUSING.
- SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE  
 SCHEDULE 80S W/SHIELD PROTECTION IS PACKED UNDER PAVED AREAS.
- 1-1/2" MANHOLE - SCHEDULE 40 PVC



Revised: 4-3-17

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

## Landscape & Irrigation Plan

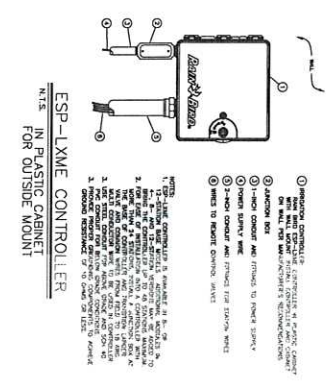
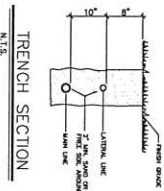
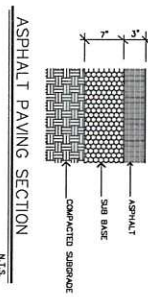
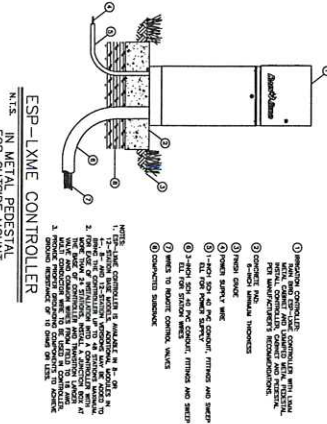
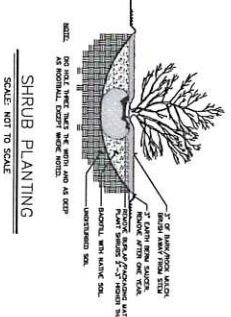
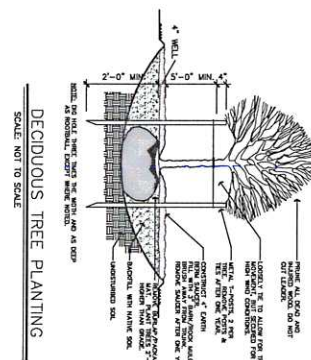
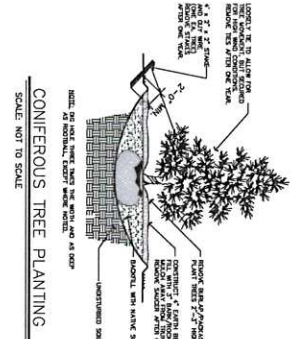
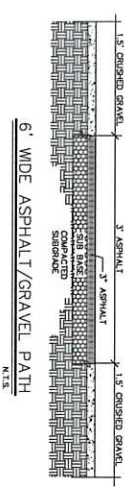
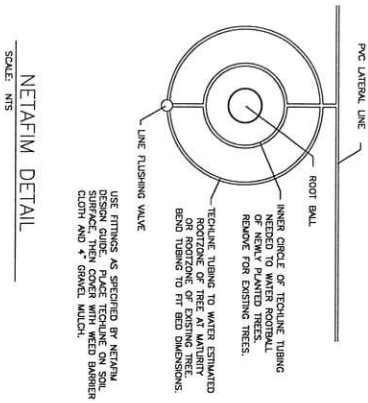
DATE	DESCRIPTION
4-3-17	Revise Comments

**Reeve & Associates, Inc.**  
 855 DOWNEY STREET, SUITE 104, OGDEN, UTAH 84403  
 TEL: (801) 627-3100 FAX: (801) 627-2068 WWW: REEVE-AND-ASSOCIATES.COM  
 LAND SURVEYING • CIVIL ENGINEERING • LAND DEVELOPMENT  
 TREE SURVEYING • TRUCKING SERVICES • LANDSCAPE ARCHITECTURE

**Developer Contact:**  
 Barrow Land Livestock, LLC  
 6533 W. 4000 S. Barrow  
 Ogdens, UT 84404  
 (801) 514-6184

Project Info:	Engineer:	DATE:
Designer:	J. MATE REEVE	4-3-17
Checker:	KIMBERLY	
Designer Date:	4-3-17	
Client:	VAQUERO VILLAGE CLUSTER SUBDIVISION	
Number:	5982-201	

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**Developer Contact:**  
Borner Land Services, LLC  
Doris & Justin Borner  
Ogden, UT 84404  
(801) 514-6134

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.**

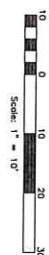
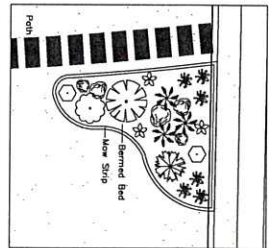
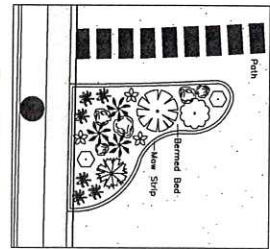
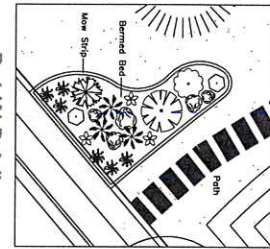
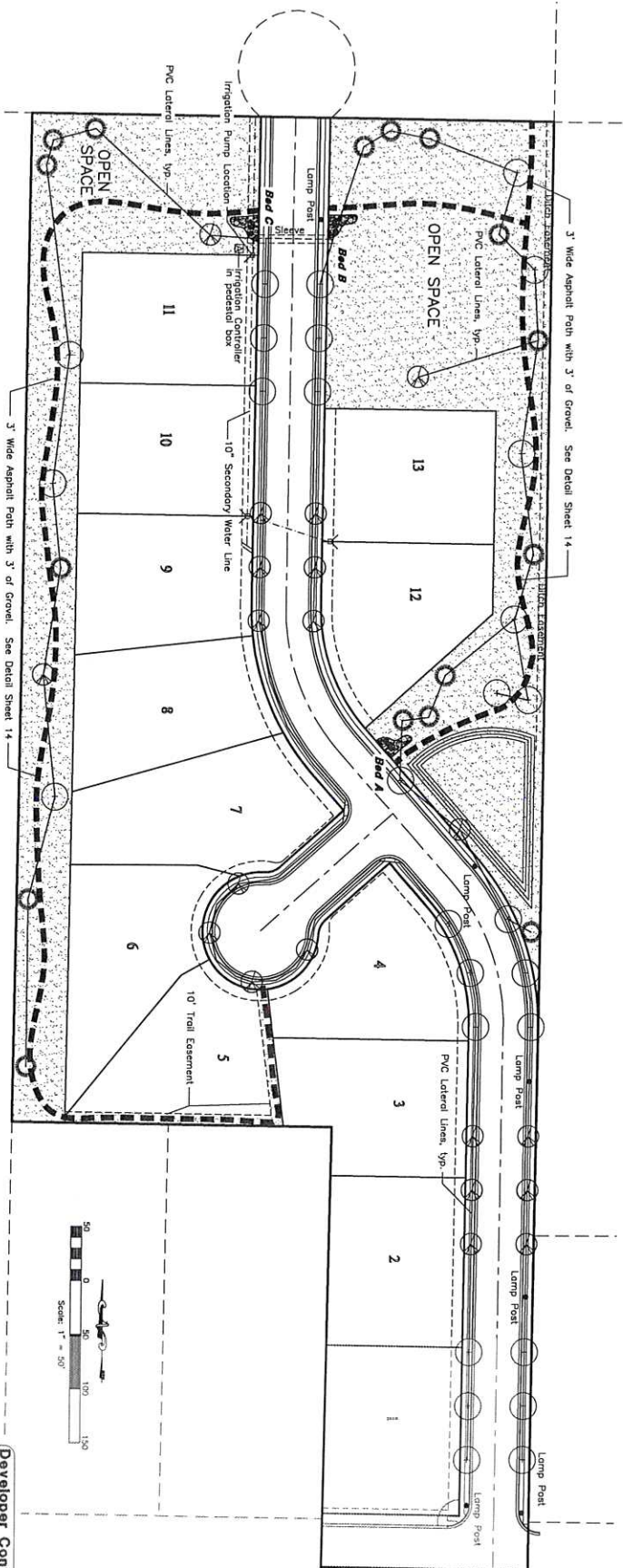
800 UNIVERSITY STREET, SUITE 14, OGDEN, UTAH 84404  
TEL: (801) 421-2100 FAX: (801) 421-2888 WWW.REEVE-ASSOCIATES.COM

LAND PLANNING • CIVIL ENGINEERING • LAND SURVEYING  
TRUCK DESIGN • TRUCKING DESIGN • LANDSCAPE ARCHITECTURE

**Project Info:**  
Owner: J. MATE REEVE  
Operator: KANSAS/UTAH  
Design Date: 4-1-18  
Subdivision: VAQUERO VILLAGE CLUSTER SUBDIVISION  
Phase: 1  
Number: 6352-201

Sheet: 14 of 14

# Vaquero Village



**Developer Contact:**  
 Brian & Jordan  
 6525 W. 2050 S. 404  
 Salt Lake City, UT 84119  
 (801) 514-0194

Revised: 1-16-18

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

DATE	DESCRIPTION
4-1-17 RH	Review Comments

**Reeve & Associates, Inc.**  
 600 CHIMNEY STREET SUITE 14, SALT LAKE CITY, UT 84143  
 TEL: (801) 421-2100 FAX: (801) 421-2588 www.reeve-assoc.com  
 LAND PLANNING & DESIGN • CIVIL ENGINEERING & LAND SURVEYING  
 TRAFFIC ENGINEERING • STRUCTURAL ENGINEERING & ARCHITECTURE

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Project No.	13
Client	14
Drawn By	
Checked By	
Scale	
Number	

**Plant Table**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
28		Acer freemanii 'Jefferson'	Alumnum Blaze Maple	2' col.
20		Pynus calleryana 'Aristocrat'	Aristocrat Flowering Pear	2' col.
18		Pirus nigra	Austran Pine	8'-12' B&B

Quantity	Symbol	Scientific Name	Common Name	Planting Size
6		Berberis thun. 'Alo. Nared'	Dwarf Fyringy Berberry	5 gal.
3		Buddleia davidii	Butterfly Bush	5 gal.
3		Juniperus sabinio 'Burford'	Burford Juniper	5 gal.
3		Pirus ornamental 'Gro-Low'	Gro-Low Sumac	5 gal.

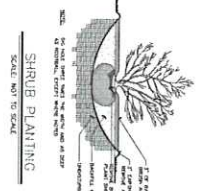
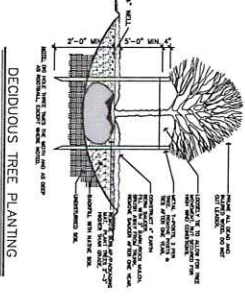
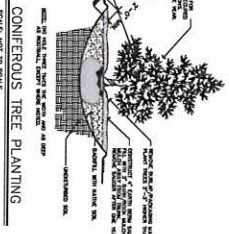
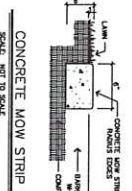
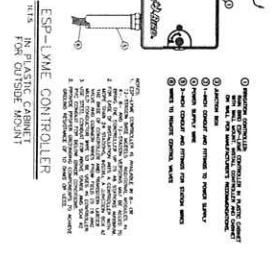
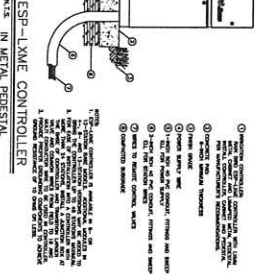
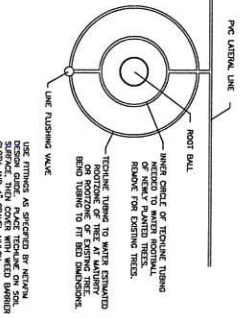
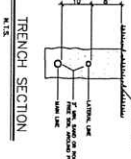
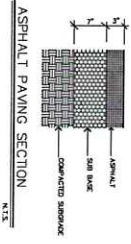
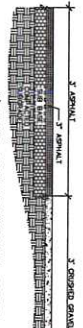
Quantity	Symbol	Scientific Name	Common Name	Planting Size
9		Carexgessalis 'Karl Foerster'	Karl Foerster Grass	2 gal.
18		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
9		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.

**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 Netatim technique tubing, as shown in detail on Sheet L2. The irrigation system must be installed throughout all open space parcels.

**Irrigation Schedule**

**WATER LINE - CLASS 200 PVC SIZES AS FOLLOWS**  
 1/2" (0.50 gpm) - 1" (1.50 gpm)  
 1 1/2" (2.25 gpm) - 2" (3.00 gpm)  
 CAN USE POLY PIPE FOR DRIP IRRIGATION.  
**INDOOR/OUTDOOR MOUNT BASE CONTROLLER, MOUNT ON OUTDOOR FACILITY.**  
**SCHEDULE - SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SIZES.**  
 SCHEDULE 40 PVC, 2 SIZES GREATER THAN INTERIOR PIPE SIZES.  
 1-1/2" MAWLINE - SCHEDULE 40 PVC



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**Developer Contact:**  
Barro Land Services, LLC  
Darin & Judith Barro  
Ogden, UT 84404  
(801) 514-8194

Revised: 1-16-18



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

**Landscape & Irrigation Details**

DATE	DESCRIPTION
4-17-01	Review Comments

**Reeve & Associates, Inc.**  
 620 UNIVERSITY STREET SUITE 14, OGDEN, UTAH 84403  
 TEL: (801) 421-2100 FAX: (801) 421-2888 WWW.REEVE-ASSOCIATES.COM  
 500 PLAINVIEW • OGDEN, UTAH 84403  
 TRAFFIC CONTROL & SPECIAL SIGNALS • LANDSCAPE ARCHITECTURE

Project Info:	14
Drawn:	14
Checked:	
Approved:	
Number:	
Project:	
Sheet:	

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, 2018

JARED ANDERSEN  
Escrow Agent

[Signature]  
Signature

Title: WEBER COUNTY ENGINEER

Escrow Certificate - Vaquero Village Cluster Subdivision

State of Utah )

ss:

County of Weber )

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

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



[Signature]

Notary Public  
Residing at:

\*\*\*\*\*

APPROVED AS TO FORM:

[Signature]

Weber County Attorney

4/20/18  
Date

APPROVED:

[Signature]

Chairperson, Weber County Commission

4/24/2018  
Date

ATTEST:

[Signature]  
for Weber County Clerk