

Recording Requested By and
When Recorded Return to:
West Jordan City
Attention: City Clerk
8000 South Redwood Road
West Jordan, Utah 84088

12369995
09/21/2016 11:39 AM \$0.00
Book - 10478 Pg - 3909-3929
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: CRA, DEPUTY - WI 21 P.

For Recording Purposes Do
Not Write Above This Line

DEVELOPMENT AGREEMENT LONEVIEW SOUTH SUBDIVISION

This Development Agreement (this “**Agreement**”) is made and entered into and made effective as of the date entered below (the “**Effective Date**”), by and among West Jordan City, a municipality and political subdivision of the State of Utah (the “**City**”), Peterson Development Company, LLC (the “**Master Developer**”) and Peterson Development Company, LLC, a Utah limited liability company (the “**Developer**”). The City and the Developer may from time to time be collectively referred to as the “**Parties**.”

RECITALS

A. Developer has prepared and presented to the City a development application for the Loneview South Subdivision (the “**Project**”), which is a three-phase development, to be recorded as three dependent and interrelated phases upon the property described in **Exhibit A** (the “**Property**”). The application package has been submitted and reviewed by the City pursuant to the requirements of the 2009 City Code and related protocols and policies and other applicable zoning, engineering, fire safety and building requirements. The resulting preliminary and final approved development plan, preliminary and final approved site plan(s), preliminary and final approved subdivision plat(s), approved engineering drawings, landscape plans, conveyance documents, title reports and other documents submitted during the City’s review and approval process will be referred to herein as the the “**Development Documents**”.

B. Pursuant to the authority of *Utah Code Ann.* § 10-9a-102(2) and the specific provisions of the 2009 City Code, the City has determined to enter into this Agreement with Developer for the purpose of formalizing certain obligations of the Parties with respect to the Project, and such other matters as the City and the Developer

have agreed.

C. On or about September 27, 2012, the City entered into a development agreement by and between City of West Jordan and Peterson Development Company, LLC (the "Master Developer"), entitled "Development Agreement The Highlands Sub-Areas Master Plan" (the "Master Development Agreement"), to which the Property is subject. Developer desires to acknowledge its awareness of the City's creation of the assessment area envisioned in said agreement and to confirm that Developer will not object to the creation of such district.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

ARTICLE I LEGAL AUTHORITY AND PURPOSE

1.1 **City Laws and Purpose.** The City and Developer represent that they have the legal authority to enter into and perform their respective obligations under this Agreement and that the City has determined that this Agreement effectuates the above-referenced public purposes, objectives and benefits. The City's 2009 City Code, this Agreement and the approved Development Documents will govern the City and the Developer with respect to development of the Project.

1.2 **Recitals and Exhibits.** The above Recitals and all Exhibits hereto are hereby incorporated by reference into this Agreement.

1.3 **Conditions Precedent and Subsequent.** Each of the City and Developer is entering into this Agreement in anticipation of the satisfaction of certain conditions precedent and subsequent, which, if not satisfied, will frustrate the purposes of this Agreement. Accordingly, if the Conditions are not satisfied or otherwise waived by the Parties, this Agreement shall be rendered null and void and none of the Parties shall have any further obligation to the other arising out of this Agreement. The Parties recognize that some of the Conditions may be satisfied contemporaneously with or prior to the execution of this Agreement, but such Conditions have been identified herein for purposes of setting forth the intent of the Parties. For purposes of this Agreement, the following shall constitute the "**Conditions**":

1.3.1 the final non-appealable approval and acceptance of this Agreement by the City Council;

1.3.2 the City Council's final non-appealable approval of the Development Plan;

1.3.3 the final approval of the Loneview South Phase 1 Subdivision plat;

1.3.4 recordation of the final subdivision plat for Loneview South Phase 1 Subdivision.

ARTICLE II PROJECT DEVELOPMENT

2.1 Developer Obligations.

2.1.1 **Phased Development.** The Project will consist of three subdivision phases as shown in **Exhibit B**. The plats shall be recorded and construction shall be performed in the following sequence: phase 1 first, phase 2 second, phase 3 third. The Parties understand and agree that the City will not accept, approve or allow recording of the plats out of sequence, but multiple sequential phases may be accepted, approved and recorded concurrently.

2.1.2 **Conveyance or Dedication of Required Easements.** Developer shall convey or dedicate to the City or other applicable utility provider at no cost such required utility easements on or across the Project as are necessary to facilitate the extension of required utility services to and throughout the Project.

2.1.3 **Access Roads.** Access and connecting roads will provide for safe and efficient circulation within, and adequate entrances and exits for the Project. All access and connecting roads shall be completed in accordance with the approved plans and specifications submitted in connection with one or more subdivision plats for the various phases of the Project as set forth in the approved Development Documents.

2.1.4 **Public Streets, Culinary Water, Sanitary Sewer and Stormwater Improvements.**

A. Required. Developer shall design, construct and dedicate to the City all public streets and other public infrastructure required by the West Jordan City Code and City standards or shown on the approved Final Plat (hereinafter referred to as the "**Public Improvements**"). Except as otherwise agreed by the City, a plat

shall not be approved unless the Public Improvements comply with the Development Documents. No plat shall be recorded or lot sold until after public improvements are accepted by the City or Developer and City have entered into an improvement construction and assurance agreement in a form acceptable to the West Jordan City Attorney securing completion and warranty of all public improvements in that phase.

B. Timing of Construction. Building permits will be issued before the City has accepted all Public Improvements so long as the following requirements are met: (a) Developer has recorded a plat for the Phase; (b) Developer has posted the required improvement assurance with the City; (c) There is a paved, 20 foot wide, fire apparatus access road designed to carry 80,000 GVW that will allow emergency response access within 150 feet of all portions of the exterior of the structure; (d) any portion of the access road that is a dead end greater than 150 feet has a turnaround; (e) all fire lines and hydrants have been installed, tested, approved and operable; and (f) All other City Code requirements for building permit issuance have been met.

C. Required Improvements. **Exhibit C**, attached hereto and hereby made a part hereof, lists and otherwise describes all required and agreed improvements and dedications required of Developer in connection with Phase 1 of the Project, all of which are accepted by Developer and agreed upon. Additionally, Developer accepts transfer and assignment of the following obligations from Master Developer under section 1.4.1 of the Master Development Agreement: open space, trail and amenities related to the natural wash on the north edge of the project.

2.1.5. Construction Standards. Notwithstanding any other provisions of this Development Agreement, all Public Improvements shall be constructed in compliance with: the approved Development Documents; all applicable federal, state and local laws and regulations; and the City of West Jordan public improvement standards, specifications, and plans as adopted at the time of design.

2.1.6 Compliance with the Master Development Agreement. The Project shall comply with and be governed by the Master Development Agreement and the concept plan attached thereto, except as modified by this Agreement and the Development Documents.

2.1.7. Construction Process.

A. Following City approval of the Development Documents, Developer shall not make any changes to the Development Documents without the prior written consent of the City.

B. Developer shall pay for and complete all soils and materials, and traffic testing required by the 2009 City Code, and the City's public improvement standards, specifications, and plans. The work shall be performed by testing agencies acceptable to the City Engineer. Copies of all test results shall be submitted to the City Engineer within thirty-six hours after they are issued by the testing agency. The City Engineer may request that the test reports be certified by the testing agency.

2.1.8. File Record Documents. Developer shall file with the City Engineer "Record Documents" or "As-Builts" conforming to City requirements.

2.1.9. Indemnification. Developer shall, at all times, protect, indemnify, save harmless and defend the City and its agents, employees, officers and elected officials from and against any and all claims, demands, judgments, expense, and all other damages of every kind and nature made, rendered, or incurred by or in behalf of any person or persons whomsoever, including the parties hereto and their employees, which may arise out of any act or failure to act, work or other activity related in any way to the Project, by Developer, Developer's agents, employees, subcontractors, or suppliers in the performance and execution of the work/development contemplated by this Agreement.

2.2 Provision of Certain Utility Services. The City agrees that it shall make available (subject to extension of the City's system by Developer, application for service, issuance of applicable permits and payment of connection fees and applicable commodity usage rates) culinary water, sanitary sewer and storm water, as well as garbage collection on public streets for residential properties and related services provided by the City to its citizens generally. Culinary water, sanitary sewer and storm water utility services will be provided through delivery and retention systems constructed by the Developer as depicted in the Development Documents. To the extent the delivery systems are properly and timely constructed by Developer, such services shall be provided as reflected in the Development Documents. Construction of infrastructure to serve later constructed phases shall be the Developer's responsibility. The City shall have no obligation to extend infrastructure to serve any Phase. The City shall not be required to permit connection at any location or by any method other than as shown and approved in the Development

Documents.

2.3 Development to be Consistent with the Development Documents. Except as expressly provided in this Agreement, all development, whether by the Developer or a successor in interest, will be consistent with this Agreement and the approved Development Documents.

2.4 Parks, Trails and Pathways. The Development Documents may provide for public use spaces consistent with the requirements of the 2009 City Code and the West Jordan Trails & Open Space Master Plan. The Developer and City will cooperate in reasonably locating and refining the location of such open spaces, trails and pathway systems.

ARTICLE III IMPACT FEES AND OTHER ASSESSMENTS

3.1 Impact Fees; Costs of Application Processing. The Developer will be assessed and required to pay impact fees calculated by the City in accordance with the Utah Impact Fees Act. In addition, Developer will be responsible for paying all City fees and charges appropriately assessed for projects of the type being presented by Developer, including payment of hourly charges for all internal expert reviews and involvement. Because impact fees are assessed at the time of development, impact fees may be assessed in each phase of the Project.

3.2 Maintenance of Detention Basins, Planters, Trees and Other Landscaping in Street Median Spaces and Alongside Streets and Sidewalks Appurtenant to, or Within, the Development. The City shall have the long term and permanent responsibility for the maintenance of all public improvements dedicated to the City and specified in the assessment area. In connection with such maintenance, the City created the assessment area for the purposes of funding in whole or in part such maintenance obligation. Developer shall notify all lot purchasers and other successors and assigns of this obligation and obtain their consent. There shall be no club houses, swimming pools or other features within the dedicated areas that are not approved by the City.

ARTICLE IV DEFAULT AND COSTS

4.1 Default. In the event of a failure by any party to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from the other party, the non-defaulting party shall have the right to pursue any or all of the following

remedies, which right shall be cumulative:

4.1.1 To cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

4.1.2 To enforce all rights and remedies available at law and in equity including, but not limited to, injunctive relief, specific performance and/or damages.

4.2 Insolvency. Insolvency, bankruptcy or any voluntary or involuntary assignment by any party for the benefit of creditors, which action(s) are unresolved for a period of 180 days shall be deemed to be a default by such party under this Article IV.

4.3 Court Costs and Attorneys Fees. In the event of any legal action or defense between the Parties arising out of or related to this Agreement, or any of the documents provided for herein, the prevailing party shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

ARTICLE V ASSIGNMENT AND RECORDATION

5.1 Assignment and Transfer of Development. The Developer shall not assign its obligations under this Agreement or any rights or interests herein, and except as provided below shall not convey the Project or any portion thereof, without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed if the proposed transferee: (a) shall have the qualifications and financial responsibility necessary and adequate to fulfill the obligations undertaken pursuant to this Agreement and any then applicable Development Documents; and (b) by instrument in writing, shall have expressly assumed all of the obligations of the Developer under this Agreement and any then applicable additional agreements and agreed to be subject to all of the conditions and restrictions arising under this Agreement or any Development Documents.

If only a portion of the Project is assigned and/or conveyed under this section 5.1, a reasonable allocation of the Developer's duties appurtenant to that portion will be made.

Developer agrees that any Developer responsibility for constructing the public improvements in connection with the Project as originally presented and approved, and as

agreed to herein, cannot be avoided by assigning portions of the Project to one or more third parties and then claiming that Developer's building of the required public improvements is not justified by the impact of the remainder of the Project.

5.1.1 The provisions of this Section 5.1 shall not prohibit the granting of any security interests for financing the acquisition and development of the Project, subject to the Developer complying with applicable law and the requirements of this Agreement.

5.1.2 A change in the majority ownership or control of the Developer shall be deemed a transfer requiring the consent of the City pursuant to the requirements of this Section 5.1. Notwithstanding the foregoing sentence, a transfer of all or a portion of the Project or change in the majority ownership or control of the Developer is permitted without the City's or Agency's consent under the following circumstances: (i) a transfer occurs to an entity that is an affiliate of the Developer, (ii) a transfer or change in ownership occurs as a result of a merger or acquisition of Developer resulting in Developer and its principal(s) having the majority interest and control of the succeeding or resulting entity, and/or (iii) a transfer occurs only by way of security for, and only for, the purpose of obtaining financing necessary to enable the Developer, or its permitted successor in interest, to perform its obligations under this Agreement or any of the Development Documents.

5.1.3 In the event of a City approved transfer of any portion of the Project and upon assumption by the transferee of the Developer's obligations under this Agreement and the Development Documents, the respective transferee shall have the same rights and obligations as the Developer under this Agreement and the Development Documents, and the Developer shall be released from any further obligations with respect to that portion of the Project, provided that any successor shall first execute and deliver such agreements and instruments as the City may require to bind the successor under the terms of this Agreement and any related and subsequent agreements between the parties; and provided further that the provisions of this Agreement with respect to public improvements shall continue as an obligation of Developer unless expressly waived in writing by the City.

5.2 **Recordation.** After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Developer. Each commitment and restriction on development set forth herein shall be a burden on the real property constituting the Project, shall be appurtenant to and for the benefit of the City and shall run with the land.

ARTICLE VI REIMBURSEMENT

6.1 Reimbursement for Public Improvements. There will be no reimbursement for public improvements for any phase of the Project.

ARTICLE VII GENERAL MATTERS

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the same procedures followed for the adoption and approval of this Agreement.

7.2 Captions and Construction. This Agreement shall be construed according to its fair and plain meaning and as if prepared by all Parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates. Furthermore, this Agreement shall be construed so as to effectuate the public purposes, objectives and benefits set forth herein. As used in this Agreement, the words "include" and "including" shall mean "including, but not limited to" and shall not be interpreted to limit the generality of the terms preceding such word.

7.3 Laws and Forum. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns, and shall be construed in accordance with Utah law. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Salt Lake County, Utah.

7.4 Legal Representation. Each of the Parties hereto acknowledge that they either have been represented by legal counsel in negotiating this Agreement or that they had the opportunity to consult legal counsel and chose not to do so. In either event this Agreement has no presumptions associated with the drafter thereof.

7.5 Non-Liability of City Officials. No officer, representative, agent or employee of a party hereto shall be personally liable to any other party hereto or any successor in interest or assignee of such party in the event of any default or breach by the defaulting party, or for any amount which may become due the non-defaulting party, or its successors or assigns, or for any obligation(s) arising under the terms of this Agreement.

7.6 No Third Party Rights. Unless otherwise specifically provided herein, the obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any other persons or third parties.

7.7 Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes; labor disputes; inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars; civil commotions; fires, floods, earthquakes or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage. Any party seeking relief under the provisions of this paragraph must have notified the other party in writing of a force majeure event within thirty (30) days following occurrence of the claimed force majeure event.

7.8 Notices. All notices shall be in writing and shall be deemed to have been sufficiently given or served when presented personally or when deposited in the United States mail, by registered or certified mail, addressed as follows:

The City: West Jordan City
8000 South Redwood Road
West Jordan, Utah 84088
Attention: City Clerk

Master Developer: Peterson Development Company, LLC
Attn: Justin Peterson
225 South 200 East, #200
Salt Lake City, Utah 84111

Developer: Peterson Development Company, LLC
Attn: Justin Peterson
225 South 200 East, #200
Salt Lake City, Utah 84111

Such addresses may be changed by notice to the other party given in the same manner as above provided. Any notice given hereunder shall be deemed given as of the date delivered or mailed.

7.9 Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Project, contain and constitute the entire agreement of the Parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the Parties which are not contained in such agreements, regulatory approvals and related conditions. It is expressly agreed by the Parties that this Agreement and the additional agreements between the Developer and the City, as contemplated and referred to elsewhere in this Agreement, are intended to and shall govern the development. It is expressly acknowledged by the Parties that additional agreements may be entered into by or among the Parties and all such shall be included as Development Documents.

7.10 Effective Date. This Agreement shall be effective upon the signing and execution of this Agreement by all Parties which, upon its occurrence, shall be deemed to have occurred as of the Effective Date.

7.11 Termination. This Agreement shall terminate upon mutual written agreement of the parties hereto, failure of the Conditions to occur on or before one year after the Effective Date or ten (10) years after the Effective Date, whichever occurs first.

7.12 Further Action. The Parties hereby agree to execute and deliver such additional documents and to take all further actions as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

7.13 Effect of Agreement. Nothing in this Agreement shall be construed to relieve Developer of any obligations imposed on Developer by Federal or State laws, City and County ordinances, regulations, or standards. City and Developer each agree and certify that each is not aware of any existing claims that City may have against Developer or that Developer may have against City with respect to: (a) application of the 2009 City Code to the Project; (b) imposition of any requirement of this Agreement, the Master Development Agreement or the Development Documents; or (c) any land use application, submittals, acceptances, approvals, denials or processing.

[SIGNATURES ON FOLLOWING 4 PAGES]

IN WITNESS WHEREOF, the Parties have executed this Development Agreement.

**CITY OF WEST JORDAN, a municipality
and political subdivision of the State of Utah**

ATTEST:



By: _____

Kim V. Rolfe, Mayor

~~Melanie Briggs, City Clerk~~

ACKNOWLEDGMENT

STATE OF UTAH)

: ss.

County of Salt Lake)

On this ____ day of _____, 2016, before the undersigned notary public in and for the said state, personally appeared Kim V. Rolfe, known or identified to me to be the Mayor of West Jordan City and the person who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Melanie Briggs

Notary Public for Utah

Residing at: Salt Lake County

My Commission Expires: July 31, 2017

**PETERSON DEVELOPMENT COMPANY,
LLC a Utah limited liability company, as
Master Developer**

By Justin V. Peterson
Print Name

Its MANAGER

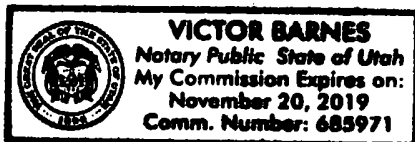
By: [Signature]

ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
County of Salt Lake)

On this 2nd day of May, 2016, before the undersigned notary public in and for the said state, personally appeared Justin V. Peterson, known or identified to me to be the Manager of Peterson Development Company, LLC, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Victor Barnes
Notary Public for Utah
Residing at: Davis County
My Commission Expires: 11/20/19

**PETERSON DEVELOPMENT COMPANY,
LLC a Utah limited liability company, as
Developer**

By JUSTIN V. PETERSON
Print Name

Its MANAGER,

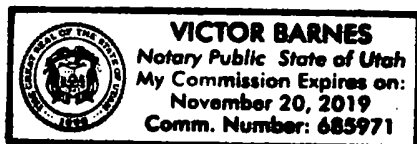
By: [Signature]

ACKNOWLEDGMENT

STATE OF UTAH)
: SS.
County of Salt Lake)

On this 3rd day of May, 2016, before the undersigned notary public in and for the said state, personally appeared Justin V. Peterson, known or identified to me to be the MANAGER of Peterson Development Company, LLC, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



[Signature]
Notary Public for Utah
Residing at: Davis County
My Commission Expires: 11/20/19

EFFECTIVE DATE: _____

Exhibit 'A'

LEGAL DESCRIPTION PREPARED FOR *LONEVIEW SOUTH* WEST JORDAN, UTAH

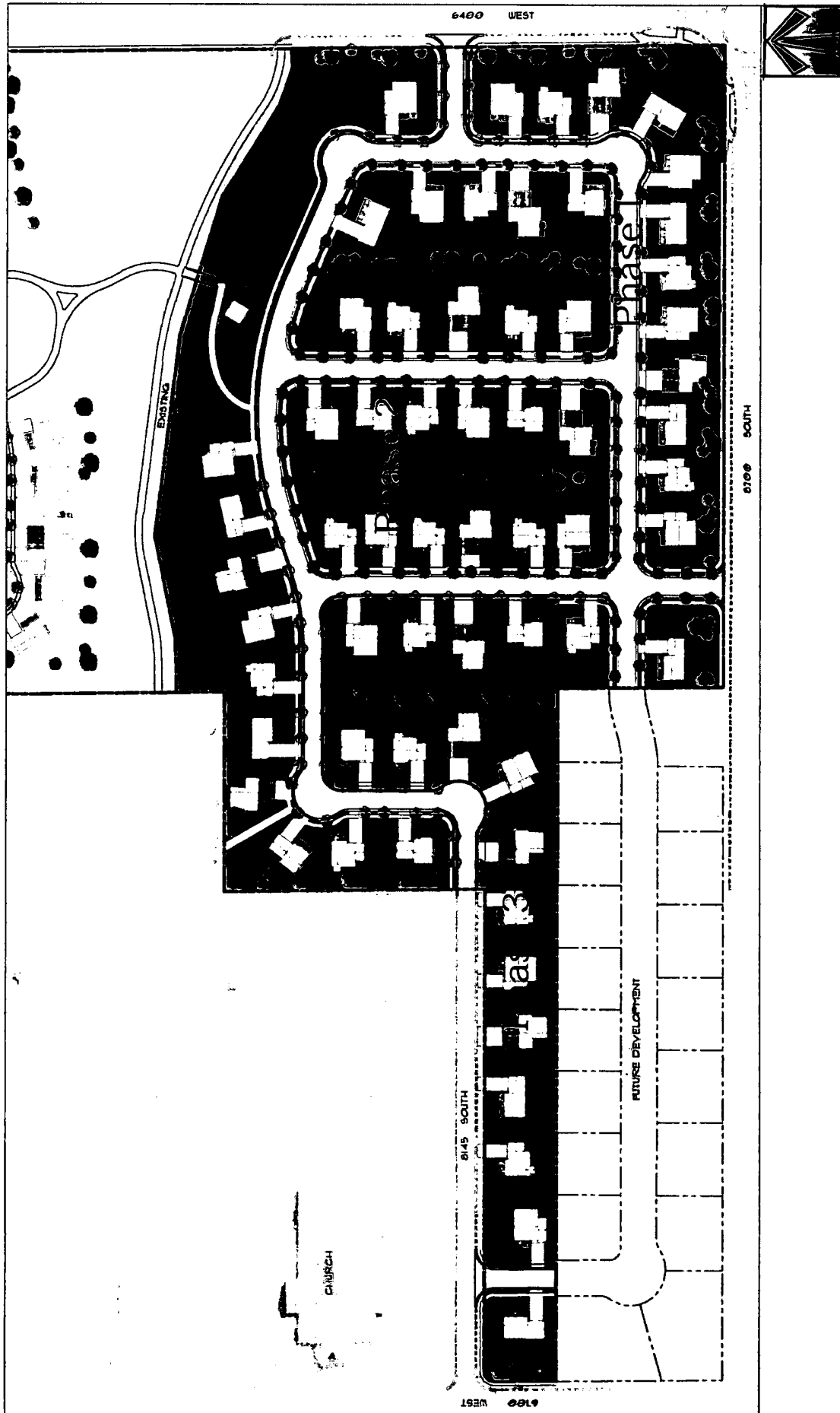
BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 34, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan City, more particularly described as follows:

Beginning at the southwest corner of LONEVIEW NORTH Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said point is located S89°54'20"W along the Section line 937.51 feet and S0°36'34"E 1,818.40 feet from the Northeast Corner of Section 34, T2S, R2W, S.L.B. & M.; thence along the south line of said Plat the following 8 (eight) courses and distances: N88°44'00"E 75.44 feet; thence N78°30'00"E 144.92 feet; thence S82°54'00"E 282.00 feet; thence S73°00'00"E 200.00 feet; thence S58°00'00"E 150.00 feet; thence S70°41'00"E 55.00 feet; thence N83°56'00"E 20.00 feet; thence S82°36'00"E 6.00 feet to the west line of 6400 West Street as dedication and platted with BLOOMFIELD HEIGHTS Subdivision, Phase 2, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S0°34'37"E along said Plat 607.08 feet to the north line of Parcel B, THE OAKS AT JORDAN HILLS VILLAGES Subdivision, Plats 2-1, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said point is also located N89°58'21"W along the ¼ Section line 45.00 feet and South 0.09 feet from the East ¼ Corner of said Section 34; thence N89°58'38"W along said Plat 891.44 feet; thence N0°36'34"W 232.88 feet to the southeast corner of Lot 3, WEST JORDAN SUNSET CHURCH Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along said lot the following 4 (four) courses and distances: N89°58'51"W 955.30 feet to the east line of 6700 West Street; thence N0°35'03"W along said Street 85.42 feet; thence along the arc of a 15.00 foot radius curve to the right 23.73 feet through a central angle of 90°36'12" (chord: N44°43'03"E 21.32 feet) to the south line of 8140 South Street; thence S89°58'51"E along said street 662.62 feet to the southwest corner of Lot 2 of said Subdivision; thence N0°36'34"W along said lot 365.02 feet to the northwest corner of Lot 2; thence S89°58'51"E along said lot 277.48 feet to the northeast corner of said Plat; thence N0°36'40"W 67.36 feet to the point of beginning.

Contains: 19.63+/- acres

20.34.200.013



Phasing Plan 4
scale 1"=120'

EXHIBIT C

West Jordan Bond Calculation Worksheet for PUBLIC IMPROVEMENTS

Project: Loneview South Phase 1

Date: 5/2/2016



DESCRIPTION	Unit	Quant.	\$/Unit	Total
Sanitary Sewer				
8" PVC Sewer	LF	981	\$33.00	\$32,373.00
4' Manhole	EA	3	\$3,500.00	\$10,500.00
Laterals	EA	23	\$650.00	\$14,950.00
Subtotal				\$57,823.00
Culinary Water				
8" PVC Waterline (Culinary)	LF	1,780	\$30.00	\$53,400.00
12" Gate Valve	EA	4	\$1,900.00	\$7,600.00
8" Gate Valve	EA	14	\$1,200.00	\$16,800.00
12" Fittings	EA	2	\$1,150.00	\$2,300.00
8" Fittings	EA	5	\$950.00	\$4,750.00
Fire Hydrants	EA	4	\$3,200.00	\$12,800.00
2" Blow off	EA	4	\$1,235.00	\$4,940.00
Laterals	EA	23	\$650.00	\$14,950.00
Sample Station	EA	1	\$650.00	\$650.00
Subtotal				\$118,190.00
Storm Drain				
30" RCP Class III	LF	62	\$70.00	\$4,340.00
24" RCP Class III	LF	172	\$65.00	\$11,180.00
15" RCP Class III	LF	1,355	\$45.00	\$60,975.00
Combination Catch/Clean Box	EA	3	\$3,500.00	\$10,500.00
Double Combination Catch/Clean Box	EA	1	\$5,500.00	\$5,500.00
Single Inlet Box	EA	5	\$1,700.00	\$8,500.00
5' Manhole	EA	5	\$2,500.00	\$12,500.00
Detention Basin	CY	1,670	\$5.00	\$8,350.00
Side and Back Yard Drainage Swales	LF	800	\$12.00	\$9,600.00
Subtotal				\$127,105.00
Street Improvements				
Curb & Gutter w/Road Base	LF	2,980	\$15.00	\$44,700.00
5' Sidewalk w/Road Base, Back Fill Parkstrip	LF	2,980	\$16.00	\$47,680.00
1-inch overlay	SF	44,500	\$1.50	\$66,750.00
3" Asphalt w/ 12" Road Base	SF	44,500	\$2.50	\$111,250.00
Disabled Pedestrian Ramp	EA	13	\$260.00	\$3,380.00
Monuments	EA	5	\$300.00	\$1,500.00
Subtotal				\$275,260.00
Miscellaneous				
Street Signs	EA	8	\$250.00	\$2,000.00
Striping	LF	1000	\$0.90	\$900.00
Traffic Signs	EA	33	\$250.00	\$8,250.00
Mass Grading	CY	3,637	\$3.50	\$12,729.50
Speed Tables	EA	3	\$3,000.00	\$9,000.00
As-Builts	LS	1	\$1,000.00	\$1,000.00
Subtotal				\$33,879.50
Total				\$612,257.50

Prepared By: _____
Staff Engineer

Reviewed By: _____
City Engineer

West Jordan City Bond Calculation Worksheet for Non-Public Improvements

Project: Loneview South Phase 1

Date: 5/2/2016



DESCRIPTION	Unit	Quant.	\$/Unit	Total
Sanitary Sewer				
30" RCP Sewer	LF		\$65.00	\$0.00
24" RCP Sewer	LF		\$50.00	\$0.00
18" RCP Sewer	LF		\$59.00	\$0.00
15" RCP Sewer	LF		\$52.00	\$0.00
12" PVC Sewer	LF		\$39.00	\$0.00
10" PVC Sewer	LF		\$36.00	\$0.00
8" PVC Sewer	LF		\$33.00	\$0.00
5' Manhole	EA		\$4,000.00	\$0.00
4' Manhole	EA		\$3,500.00	\$0.00
Laterals	EA		\$650.00	\$0.00
Sewer Monitor Manhole	EA		\$3,500.00	\$0.00
Subtotal				\$0.00
Culinary Water				
16" DIP Waterline	LF		\$80.00	\$0.00
12" DIP Waterline	LF		\$60.00	\$0.00
10" PVC Waterline (Culinary)	LF		\$45.00	\$0.00
8" PVC Waterline (Culinary)	LF		\$30.00	\$0.00
6" PVC Waterline (Culinary)	LF		\$26.00	\$0.00
18" Butterfly Valve	EA		\$3,000.00	\$0.00
16" Butterfly Valve	EA		\$2,800.00	\$0.00
12" Butterfly Valve	EA		\$2,300.00	\$0.00
10" Gate Valve	EA		\$1,500.00	\$0.00
8" Gate Valve	EA		\$1,200.00	\$0.00
6" Gate Valve	EA		\$1,100.00	\$0.00
16" Fittings	EA		\$1,300.00	\$0.00
10" Fittings	EA		\$1,050.00	\$0.00
8" Fittings	EA		\$950.00	\$0.00
6" Fittings	EA		\$900.00	\$0.00
Service Connections	EA		\$650.00	\$0.00
Fire Hydrants	EA		\$3,200.00	\$0.00
2" Blow off	EA		\$1,235.00	\$0.00
Air/Vac Valve	EA		\$4,200.00	\$0.00
Sample Station	EA		\$650.00	\$0.00
PRV Station w/SCADA	EA		\$45,000.00	\$0.00
24" bore for 12-inch waterline (include casing and waterline)	LF		\$500.00	\$0.00
Connect Into Existing System (Hot Tap)	EA		\$4,000.00	\$0.00
Subtotal				\$0.00
Irrigation Water				
12" PVC Waterline	LF		\$34.00	\$0.00
10" PVC Waterline (Irrigation)	LF		\$32.00	\$0.00
8" PVC Waterline (Irrigation)	LF		\$26.00	\$0.00
16" Butterfly Valve	EA		\$2,900.00	\$0.00
12" Butterfly Valve	EA		\$2,200.00	\$0.00
10" Gate Valve	EA		\$1,500.00	\$0.00
8" Gate Valve	EA		\$1,100.00	\$0.00
12" Fittings	EA		\$1,300.00	\$0.00
10" Fittings	EA		\$1,050.00	\$0.00
8" Fittings	EA		\$900.00	\$0.00
Irrigation Laterals	EA		\$455.00	\$0.00
2" Blow off	EA		\$1,200.00	\$0.00
Air/Vac Valve	EA		\$4,200.00	\$0.00
Jack & Bore	EA		\$39,000.00	\$0.00
Subtotal				\$0.00

Storm Drain				
Underdrain 8"	LF		\$20.00	\$0.00
Underdrain 4' Manhole	LF		\$3,200.00	\$0.00
36" RCP Calss III	LF		\$75.00	\$0.00
30" RCP Classs III	LF		\$70.00	\$0.00
24" RCP Class III	LF		\$65.00	\$0.00
21" RCP Class III	LF		\$49.00	\$0.00
18" RCP Class III	LF		\$47.00	\$0.00
15" RCP Class III	LF		\$45.00	\$0.00
6" RCP Class III	EA		\$40.00	\$0.00
36" ADS	EA		\$72.00	\$0.00
30" ADS	EA		\$65.00	\$0.00
24" ADS	EA		\$50.00	\$0.00
18" ADS	LF		\$47.00	\$0.00
15" ADS	LF		\$40.00	\$0.00
12" ADS	LF		\$36.00	\$0.00
Combination Catch/Clean Box	EA		\$3,500.00	\$0.00
Single Inlet Box	EA		\$1,700.00	\$0.00
4'x8' Storm Drain Vault	EA		\$5,200.00	\$0.00
5' Cleanout Box	EA		\$2,500.00	\$0.00
Detention Basin	CY		\$5.00	\$0.00
Side and Back Yard Drainage Swales	LF		\$12.00	\$0.00
Rip Rap Channel	EA		\$1,500.00	\$0.00
Berm	EA		\$8,000.00	\$0.00
Subtotal				\$0.00
Street Improvements				
Curb & Gutter w/Road Base	LF		\$15.00	\$0.00
4' Sidewalk w/Road Base	LF		\$14.00	\$0.00
5' Sidewalk w/Road Base	LF		\$16.00	\$0.00
1-inch overlay	SF		\$1.50	\$0.00
3" Asphalt w/Road Base	SF		\$2.25	\$0.00
Temporary access	SF		\$2.00	\$0.00
Temporary turnaround	SF		\$1.50	\$0.00
Asphalt Saw Cutting	LF		\$1.25	\$0.00
Disabled Pedestrian Ramp	EA		\$260.00	\$0.00
Monuments	EA		\$300.00	\$0.00
Roundabout	EA		\$100,000.00	\$0.00
Subtotal				\$0.00
Miscellaneous				
Street Signs	EA		\$250.00	\$0.00
Street Lights 35' Pole	EA		\$3,900.00	\$0.00
Street Lights 18' Pole	EA		\$2,600.00	\$0.00
6' Vinyl Fence	LF		\$35.00	\$0.00
Striping	LF		\$0.90	\$0.00
6' Concrete Panel Fence	LF		\$95.00	\$0.00
Landscaping Tree/Irrigation/sod	SF		\$2.00	\$0.00
As-Builts	LS		\$1,000.00	\$0.00
Subtotal				\$0.00
Total				\$0.00

Prepared By: _____
Staff Engineer

Reviewed By: _____
City Engineer

West Jordan Bond Worksheet for LANDSCAPING and STREET LIGHTS
Project: Loneview South Phase 1
Date: 5/2/2016



DESCRIPTION	Unit	Quant.	\$/Unit	Total
Item				
Street Lights - Collector	EA	2	\$3,900.00	\$7,800.00
Street Lights - 12' Residential	EA	12	\$2,600.00	\$31,200.00
Irrigation	SF	37500	\$0.50	\$18,750.00
2" Caliper Deciduous Trees	EA	61	\$250.00	\$15,250.00
Plants	1 GL EA	30	\$15.00	\$450.00
Plants	5 GL EA	45	\$35.00	\$1,575.00
Sod (grass)	M.S.F.	9.6	\$360.00	\$3,456.00
Native Seed (Wash Mix)	Per Acre			
	Bulk LBS.	18	\$245.00	\$4,410.00
Weed Fabric	SF	6095	\$0.50	\$3,047.50
Mulch (colored bark)	Cu YDS	57	\$100.00	\$5,700.00
6" x 6" Mow Strips (concrete)	LF	910	\$5.50	\$5,005.00
Irrigation 2" Valve lateral line	EA	1	\$1,500.00	\$1,500.00
2" Backflow Device (R.P.)	EA	1	\$800.00	\$800.00
2" Backflow Device Protective Cover	EA	1	\$1,010.00	\$1,010.00
Irrigation Controller (Calsense ET2000e)	EA	1	\$4,000.00	\$4,000.00
6' Rhinorock Fence	LF	1330	\$60.00	\$79,800.00
Subtotal				\$183,753.50
Total				\$183,753.50

Prepared By: _____
Staff Engineer

Reviewed By: _____
City Engineer