



ENT 29034:2017 PG 1 of 27
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Mar 27 10:53 am FEE 117.00 BY MA
RECORDED FOR SPRINGVILLE CITY CORPORATIO

**DEVELOPMENT AGREEMENT
QUAIL VALLEY SUBDIVISION PLAT A**

THIS AGREEMENT is entered into effective this 20 day of December 2016, by and between **SPRINGVILLE CITY**, a municipal corporation of the State of Utah, 110 South Main Street, Springville, Utah 84663 ("City"), and **QUAIL VALLEY SPRINGVILLE, LLC**, located at 1275 W. 50 N., Springville Utah 84663 ("Developer").

RECITALS

- A. Developer is developing the Quail Valley Subdivision Plat A, which property is located at approximately 1275 West 50 North in Springville City, Utah County, Utah, and is shown on the Quail Valley Plat "A" Construction Plans attached as Exhibit A (the "Property").
- B. Developer is constructing the Quail Valley Subdivision Plat A on the property in the form, design and plan set forth in the Plat A subdivision plan (the "Project").
- C. Developer is constructing and installing certain facilities, infrastructure and improvements on and about the Property (collectively, the "Public Improvements"), including without limitation, sewer lines, electric lines, storm drain lines, roads, and other facilities or improvements necessary to service the Project and to ultimately dedicate the Public Improvements to the City.
- D. Developer has designed and is developing the Property in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the City's general plan, zoning, subdivision and development regulations, as more fully set forth below.
- E. City, acting pursuant to its authority under Utah Code Annotated, §10-9a-101, *et seq.*, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.
- F. The purpose of this Agreement is to memorialize certain agreements and understandings in relation to the foregoing and the installation, construction and operation of the Public Improvements, all under the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms as more fully set forth below, Developer and City agree to the following:

1. **Recitals Affirmed.** The parties each certify the correctness and accuracy of the facts recited above and adopt the same as a statement of their principal reasons for entering this Agreement.

2. Plans, Permits and Approvals; Impact Fees.

A. Plans; Revised Plans. Developer has prepared detailed construction plans, drawings and specifications (collectively, the "Construction Plans") for the Public Improvements for the Project, which Construction Plans have been approved by City and are incorporated herein by this reference.

B. Permits and Approvals; Documents. Developer shall diligently pursue and obtain any and all necessary governmental approvals, permits and the like (collectively, the "Approvals") for performance of the Project.

C. Impact Fees. Developer agrees to pay any "Impact Fees" in accordance with the applicable City requirements.

D. Documents. Developer agrees to provide City with a copy of relevant records and documents relating to the Public Improvements, as reasonably requested by City.

3. Manner of Performance.

A. Compliance with Plans and Laws; Exception for Street Trees. Developer shall pursue the Project to completion (the "Work") (a) with due diligence, (b) in a good and workmanlike manner, (c) in conformance with the Construction Plans, and (d) in compliance with all applicable laws, statutes, ordinances, resolutions, the Springville Municipal Code (the "City Code"), rules, regulations, and official policies of the City governing the use, density and intensity of the uses of land within the City, and the design, improvement, and public works construction standards and specifications applicable to the development of land within the City.

B. Street Trees. Developer agrees to pay \$315.00 per street tree shown on the approved street tree plan. Upon payment, Springville City will be responsible to purchase, install and maintain street trees for the first two years after planting. Street trees will not be planted in planter strips until development of homes along any street in a new development is at least eighty percent (80%) complete and those homes are occupied and the planter strip landscape and sprinkling system are installed at homes where trees are to be planted.

C. Materials and Labor. Developer will furnish all materials, supplies, tools, equipment, labor, and other services necessary for construction and completion of the Project as described herein.

D. Guarantee of Performance. Developer acknowledges and agrees that an improvement completion assurance is required for the Project. Developer will furnish to City an improvement completion assurance in accordance with Springville City Code §§ 14-5-202, et seq., in an amount required by Springville City but not to exceed one hundred ten percent (110%) of the engineer's estimate price for faithful completion of the Public Improvements. If Developer fully completes and City approves all of the Public Improvements prior to recording the Quail Valley Subdivision Plat A, Developer is only required to furnish an improvement warranty. The engineer's estimated price is attached as Exhibit B.

E. Improvement Warranty. Prior to City's acceptance of the Public Improvements, Developer shall execute an improvement warranty for the one (1) year improvement warranty period and post a ten percent (10%) cash deposit, surety bond, letter of credit, or other similar security that is acceptable to City's City Administrator in accordance with Section 14-5-205 of the City Code.

F. Insurance. Developer agrees to obtain and maintain general public liability insurance and property damage insurance with City named as an additional insured, at the rate of Two Million Dollars (\$2,000,000) for each occurrence and Four Million Dollars (\$4,000,000) aggregate during construction of the Project.

G. Inspections. Developer shall ensure that all inspections necessary for the Public Improvements under the City Code are timely requested. Developer understands and agrees that failure to request a proper inspection may result in the removal of Public Improvements at the sole cost and expense of Developer. The City shall perform inspections as soon as possible and otherwise in good faith following the applicable request in accordance with the City Code.

4. Off-site Work and Additional Fees and Costs. Electrical Extension Fees. Developer agrees to pay an electrical extension fee to City in the amount of Seventy Thousand Nine Hundred Forty-two Dollars and Forty-three Cents (\$70,942.43), as calculated by City and reflected on Exhibit C attached hereto. This amount is for Plat A only. Additional electrical extension fees may be required for future phases.

5. Ownership of Improvements; Acceptance and Dedication. Developer shall retain ownership of Public Improvements constructed for the Project and shall remain solely responsible for all necessary maintenance, repairs, and replacements of the Public Improvements prior to final acceptance thereof by City. Developer agrees that no connections to the Public Improvements shall occur before City accepts the same, as contemplated herein. City agrees to accept dedication of the Public Improvements upon completion thereof by Developer in accordance with the Construction Plans, the Approvals, and all applicable land regulations. Upon such acceptance by City, (i) Developer shall assign and convey to City all of Developer's right, title and interest in the Public Improvements in writing (or shall be deemed to have done so by this writing), (ii) Developer shall have no further interest in the Public Improvements, and (iii) City shall maintain and operate the Public Improvements as part of its public systems.

6. Reimbursable Costs - Upsized Public Improvements.

The City has not required Public Improvements on the Project which are larger than would be required to serve the Project only. Therefore, there are no reimbursable improvements.

7. Water Shares. Prior to beginning the Work on the Project, Developer shall tender to City 9.94 shares of Springville Irrigation Company water shares, or its equivalent, for the Project.

8. Westfields Overlay Zone Density Bonus Participation. In addition to the minimum performance standards required by City Code §11-5-404, the Developer is proposing to utilize the density bonus mechanisms of the overlay.

A. The base density for both Plats A and Plat B in the Quail Valley Subdivision is 71 units. Developer is requesting a 25.7% density bonus allowing for an additional 18 units for a total density of 89 units. Of the total 89 units for both Plat A and Plat B, the number of units in Quail Valley Subdivision Plat A is 56 units, as shown on Exhibit A. The Developer has agreed to the following components to receive the requested density bonus:

Density Bonus Category	Density Bonus Improvement	Bonus %
Parks and Open Space	A 0.7% density bonus for each 1% of land developed for a linear trail system within the development. The trail system shall become property of Springville City. Improvements shall include: grading improvements, 10-foot-wide hard-surfaced trail, benches every 1/8th mile and landscaping, including at least three trees per 100 linear feet. Other types of improvements may include trail heads. (1.19 acres = 5.39% x 0.7%)	3.7%
Building Materials	Option C - A density bonus of 15% shall be given where 50% of the gross facade elevation includes brick or stone with 50% of the remainder in stucco, wood or fiber cement siding on detached single-family and attached two-family dwellings.	15%
Design Features Projecting Bays/or Dormer Windows	Projecting Bays at least two feet deep covering at least 15% of the front façade, based on materials and appropriateness of location or dormer windows.	2%
Window Accents	Window accents on all front façade windows, such as a window head (e.g., pediment or hooded) and a projecting sill (e.g., precast or brick) along with keystones, brick soldier coursing above the window, etc.	2%
Building Mix	Developments where over 50% of the multi-family dwellings are rowhouses.	3%
TOTAL DENSITY BONUS		25.7%

B. **Parks and Open Space.** Developer shall install and construct all Parks and Open Space improvements that are required to meet the total density bonus calculations under this Section 8 in compliance with the Construction Plans and Springville City standards and specifications ("Parks Improvements"). In the event that the Parks Improvements are not completely installed prior to Developer submitting for a building permit within the Project, City shall only issue a building permit to Developer upon Developer providing City with an improvement completion assurance for the outstanding Park Improvements in a form and an amount approved by City. The improvement completion assurance shall be good for a period of six months. Developer shall completely construct and install all Park Improvements within six months of the date of this agreement. City shall not issue a certificate of occupancy for any homes within the Project until Developer completes all Park Improvements.

9. **Notices.** Any notice which is required or which may be given pursuant to this Agreement is sufficient if in writing and given by hand-delivery or sent to a party by (i) certified or registered mail, postage prepaid, or (ii) nationally recognized overnight carrier (e.g. FEDEX), addressed as first set forth above. A party may change the address for notice to it by giving a notice pursuant to this Section 9.

10. **Indemnity.** Developer agrees to indemnify, release and defend City with Counsel of City's choice, and hold City, and its employees, officers, and agents harmless from and against any and all claims, demands, actions, or liability whatsoever, including, but not limited to, any bodily injury, property damage, cost, or expense (including, but not limited to, reasonable attorneys' fees) of any kind or character to any person or property, to the extent resulting from (i) any negligent act or omission of Developer or Developer's agents, (ii) any claim or action related to the installation of the Public Improvements or breach of this Agreement, (iii) any negligent or defective construction of any part of the Public Improvements during construction thereof, and from completion of such construction until that date which is one (1) year after the acceptance of the Public Improvements by the City; and (iv) liens or claims on the Public Improvements by any persons providing materials and/or services related to such Public Improvements on behalf of or at the request of Developer.

11. **Authority and Authorization.** Developer hereby represents and warrants to City that the execution and delivery of this Agreement by Developer and the performance of the terms hereof by Developer, have been duly authorized through proper action and, upon full execution hereof, this Agreement will be binding on and enforceable against Developer.

12. **Future Action.** Nothing in the Agreement shall limit the future exercise of the police power by City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances, and regulations after the date of this Agreement; provided, however, that subject to Developer's performance of its obligations hereunder, Developer shall have the vested right to develop the Project.

13. **Other Laws.** Developer may be responsible to fulfill other federal, state and local laws, including, but not limited to Workers Compensation and Occupational Safety and Health Administration regulations. Developer agrees to comply with all laws during construction of the Project and Public Improvements.

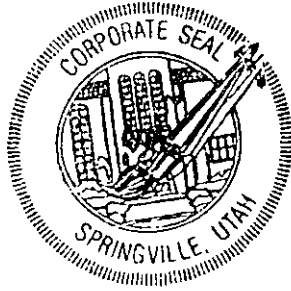
14. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of City, which shall not be unreasonably withheld.

15. **Attorney Fees.** In the event this Agreement or any of the exhibits hereto are breached, the party at fault agrees to pay the attorney fees and all costs of enforcement of the non-breaching party.

16. **Severability.** Should any portion or paragraph of this Agreement be declared invalid or unenforceable, the remaining portions or paragraphs of the Agreement shall remain valid and enforceable.

17. **Modification.** Modification of this Agreement shall only be effective if agreed upon, in writing, and approved by the City Council and Developer.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers.



Attest:

[Signature]
CITY RECORDER

SPRINGVILLE CITY

By: [Signature]
Wilford W. Clyde, Mayor

DEVELOPER - QUAIL VALLEY
SPRINGVILLE, LLC

By: [Signature]
M.J. Camberlango,

State of Utah
County of Utah

On the 22nd day of March, 2017 appeared before me, Kevin Pinder, Notary Public Michael James Camberlango manager member & Developer- Quail Valley Springville, LLC a Utah limited liability company. And the above document was executed by said limited liability company and the managing member executed the same.

[Signature]
Kevin Pinder

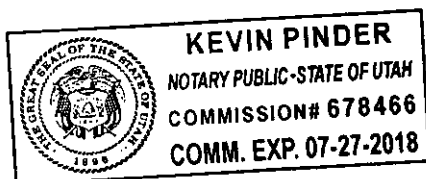


Exhibit “A”

QUAIL VALLEY PLAT "A" CONSTRUCTION PLANS

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

SPRINGVILLE, UTAH

prepared for:
CHRISTENSEN BROTHERS
PHONE: (801) 787-6728

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:
1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH STANDARD SPECIFICATIONS AND DRAWINGS. THE CITY OF SPRINGVILLE CITY STANDARD SPECIFICATIONS AND DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL WORK SHALL BE DONE AS PER THE LATEST EDITION OF SPRINGVILLE CITY STANDARD SPECIFICATIONS AND DRAWINGS.
2) ALL ADA ACCESSIBLE SIDEWALK RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH STANDARD SPECIFICATIONS AND DRAWINGS.
3) ALL ADA ACCESSIBLE SIDEWALK RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH STANDARD SPECIFICATIONS AND DRAWINGS.
4) PRIOR TO CONSTRUCTION, A STORM WATER PREVENTION POLLUTION PLAN (SWPPP) SHALL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5) PRIOR TO CONSTRUCTION, A STORM WATER PREVENTION POLLUTION PLAN (SWPPP) SHALL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
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UTILITIES AND SERVICES
NATURAL GAS
ELECTRICITY
TELEPHONE
CABLE TELEVISION
COMCAST
OVERSEAS GAS
ELECTRICITY
TELEPHONE
CABLE TELEVISION
COMCAST

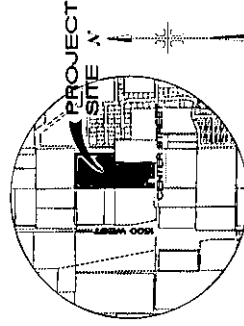
BASES OF BEARING
THESE BEARINGS ARE THE NORTHWEST QUARTER CORNER AND THE NORTHWEST QUARTER CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°23'1" WEST.

SHEET INDEX

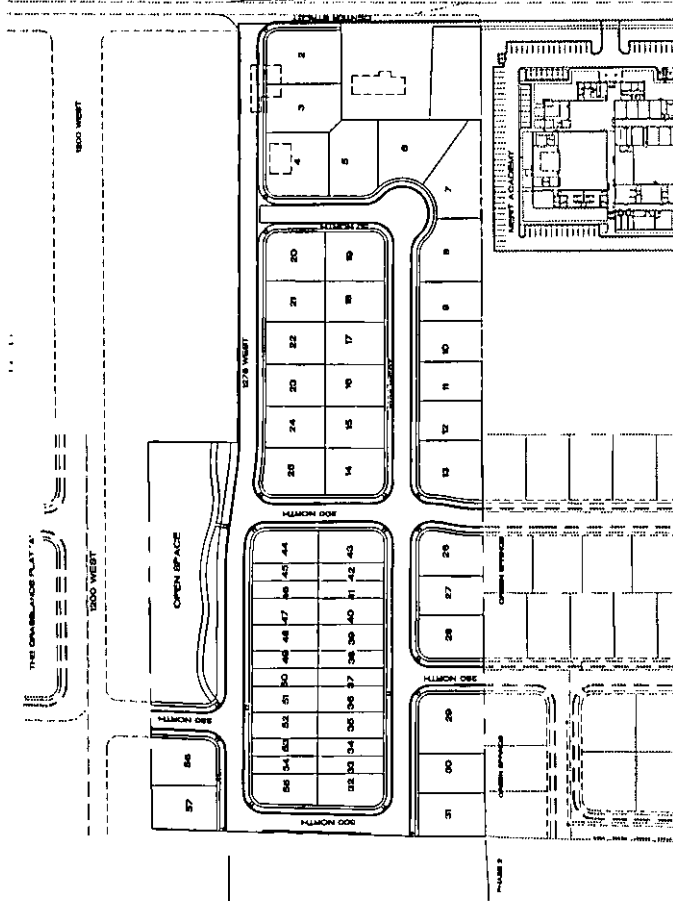
SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY PLAN
3	GRADING PLAN
4	1325 WEST PLAN & PROFILE
5	1325 WEST CONTINUE
6	1275 WEST PLAN & PROFILE
7	1275 WEST CONTINUE
8	300 NORTH PLAN & PROFILE
9	250 NORTH PLAN & PROFILE
10	200 NORTH PLAN & PROFILE
11	CENTER STREET
12	DETAIL SHEET
13	LANDSCAPE PLAN

DENSITY

TOTAL ACRES = 14.47 ACRES
TOTAL UNITS PLAT "A" = 57
AREA IN LOTS = 8.79 ACRES
AREA ROAD DEDICATION = 4.48 ACRES
OPEN SPACE = 1.19 ACRES
DENSITY OF PLAT "A" = 1.95 UNITS/ACRE
ZONING = RT-10



VICINITY MAP
NTB



SITE MAP
NTS

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544

SPRINGVILLE, UTAH
QUAIL VALLEY PLAT "A"
A RESIDENTIAL SUBDIVISION

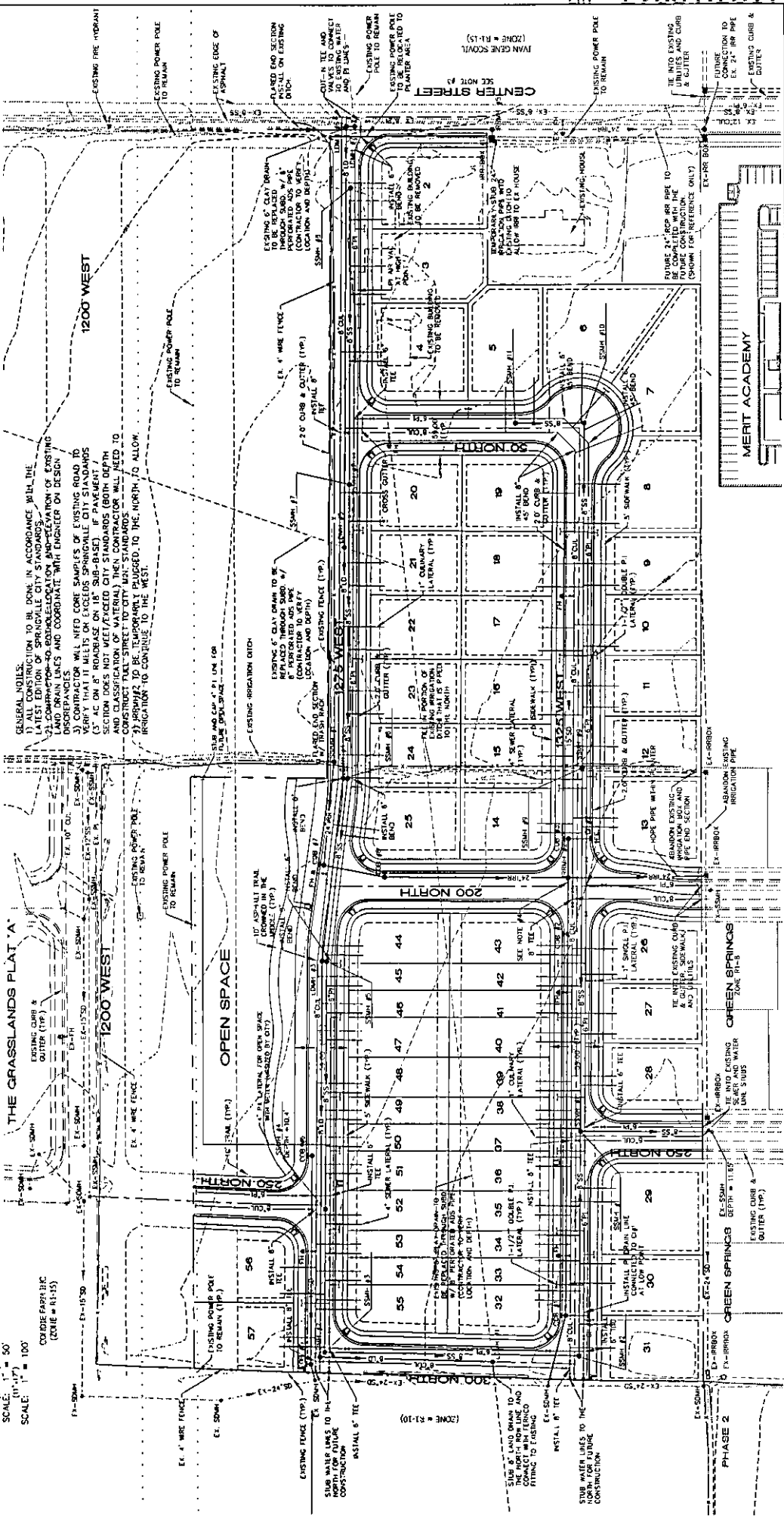
COVER SHEET / INDEX SHEET

SHEET NO.
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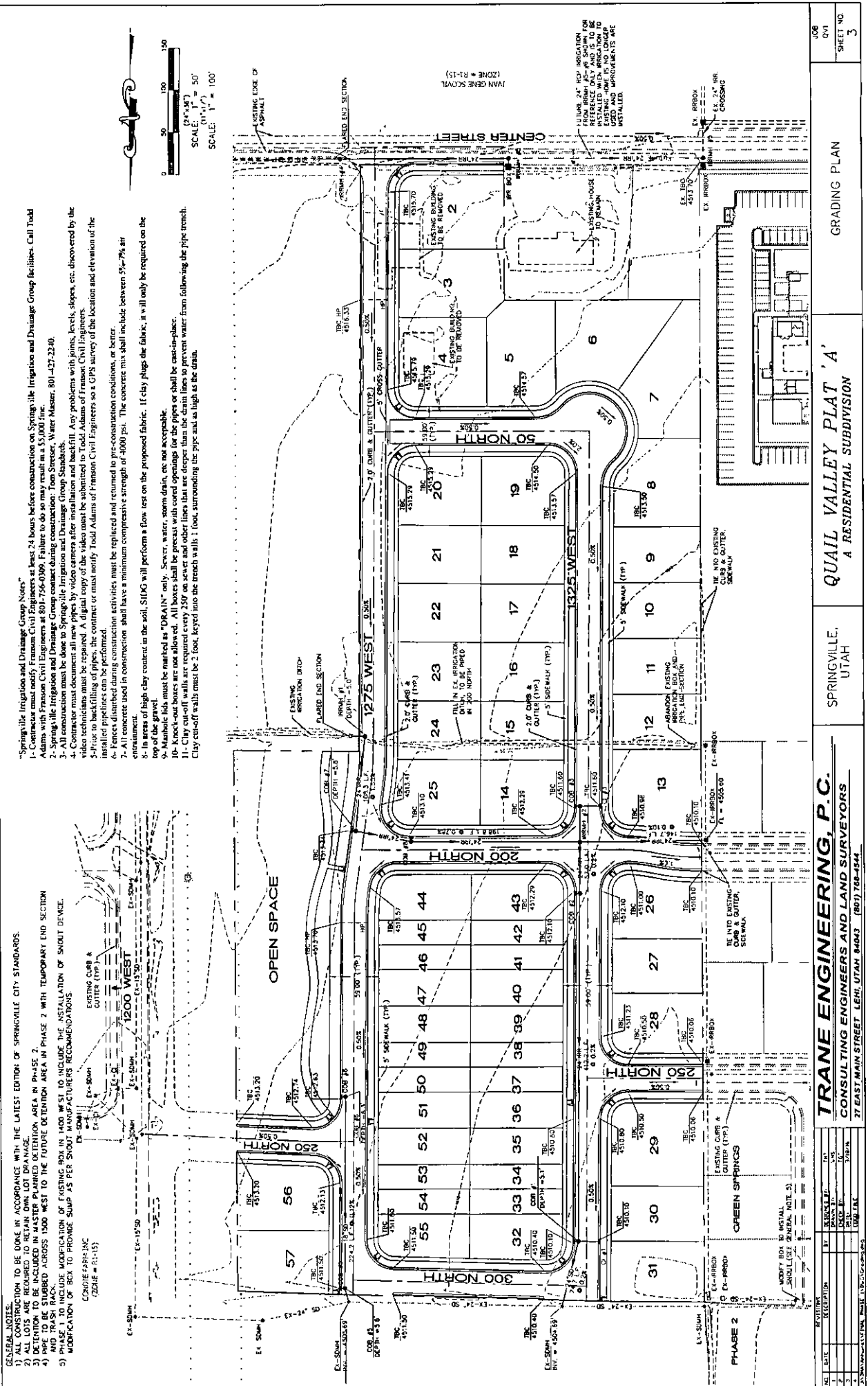


SCALE: 1" = 50'
SCALE: 1" = 100'

CORRIGENDUM
(ZONE = R1-15)

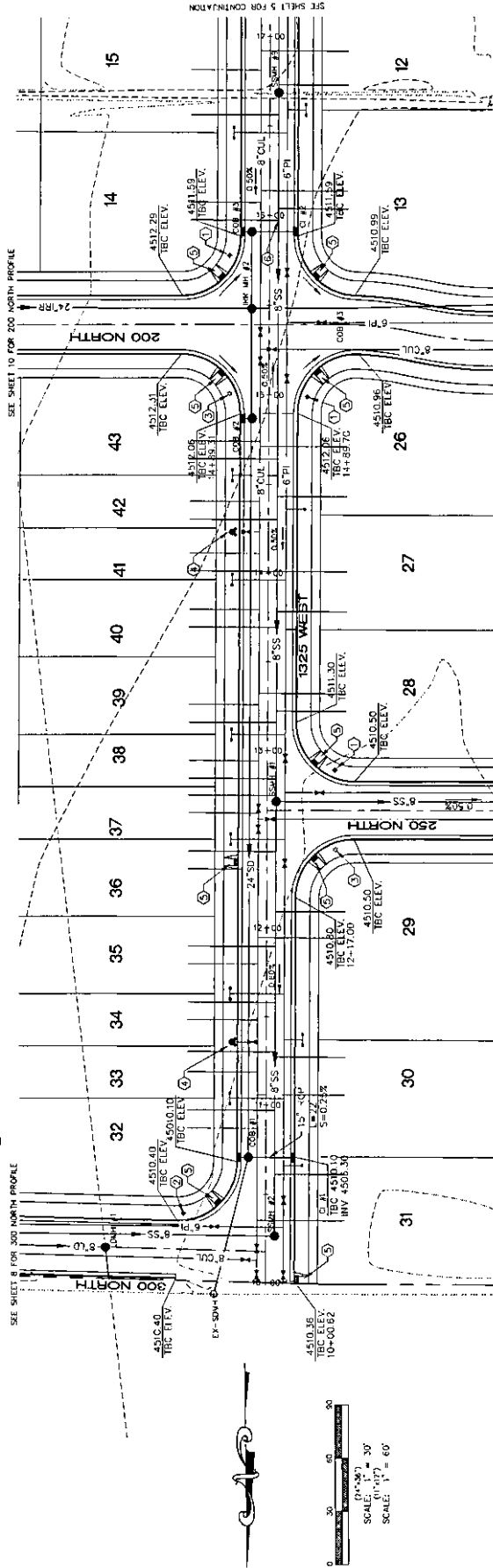


TRANE ENGINEERING, P.C. CONSULTING ENGINEERS AND LAND SURVEYORS 27 EAST MAIN LEHI, UTAH 84043 (801) 788-4544		SPRINGVILLE, UTAH		QUAIL VALLEY PLAT 'A' A RESIDENTIAL SUBDIVISION		UTILITY PLAN		SHEET NO. 2
DATE	REVISION	BY	DATE	BY	DATE	BY	DATE	BY



TRAN ENGINEERING, P.C.				QUAIL VALLEY PLAT 'A'		GRADING PLAN	
CONSULTING ENGINEERS AND LAND SURVEYORS				A RESIDENTIAL SUBDIVISION			
37 EAST MAIN STREET, LEHI, UTAH 84043 (801) 768-4544							
NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	NO.
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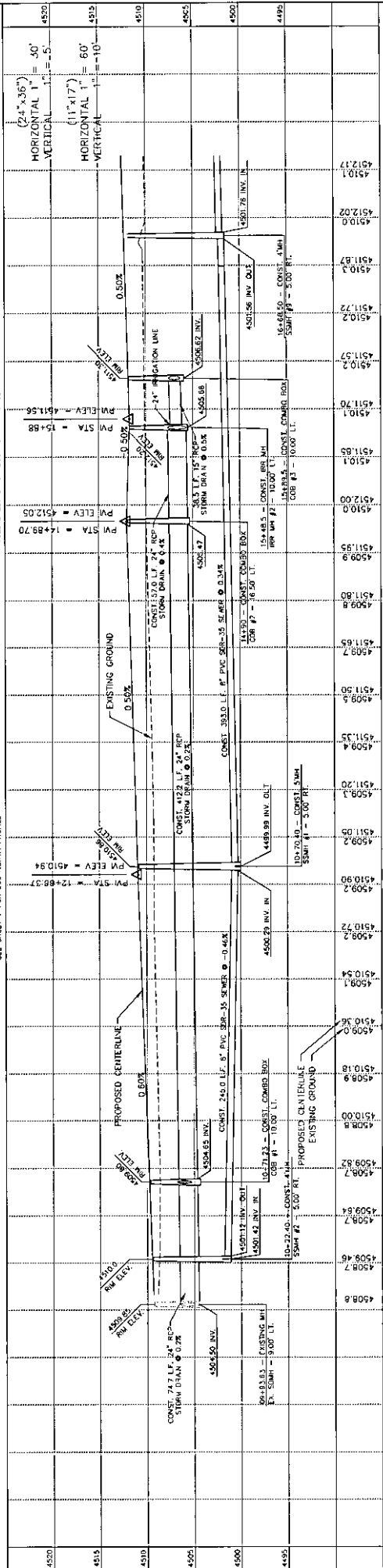
- ① STOP SIGN WITH DOUBLE BLADED STREET SIGN ON COMMON POST
- ② DOUBLE BLADED STREET SIGN ON COMMON POST
- ③ STREET LIGHT AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ④ FIRE HYDRANT ASSEMBLY AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ⑤ ADA PEDESTRIAN RAMP AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ⑥ SEWER LATERAL TO BE A WYE CONNECTION



SEE SHEET 8 FOR 200 NORTH PROFILE

SEE SHEET 7 FOR 250 NORTH PROFILE

SEE SHEET 6 FOR 300 NORTH PROFILE



NO.	DATE	REVISIONS	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1							
2							
3							
4							

TRAN ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN STREET, LEHI, UTAH 84043 (801) 768-1444

SPRINGVILLE, UTAH

QUAIL VALLEY PLAT "A"

A RESIDENTIAL DEVELOPMENT

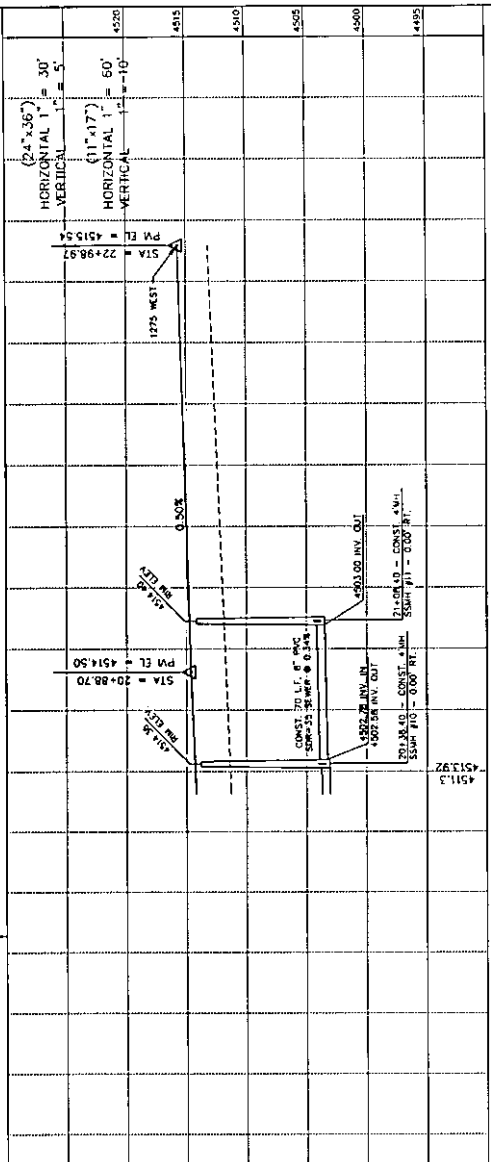
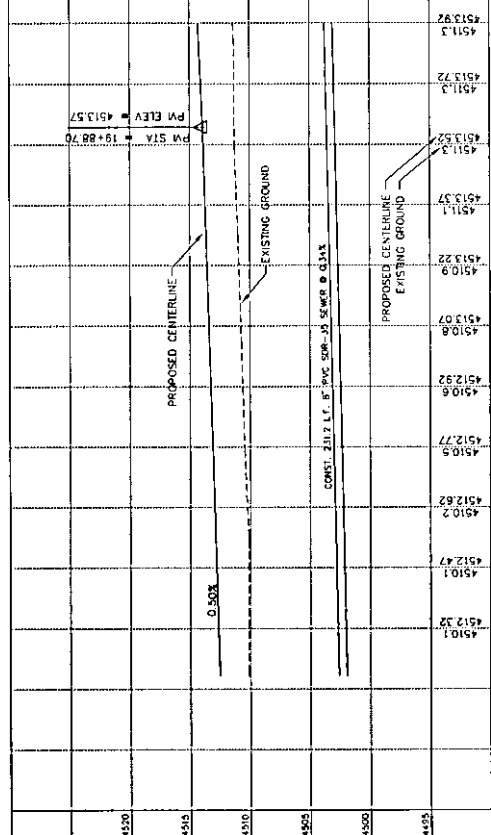
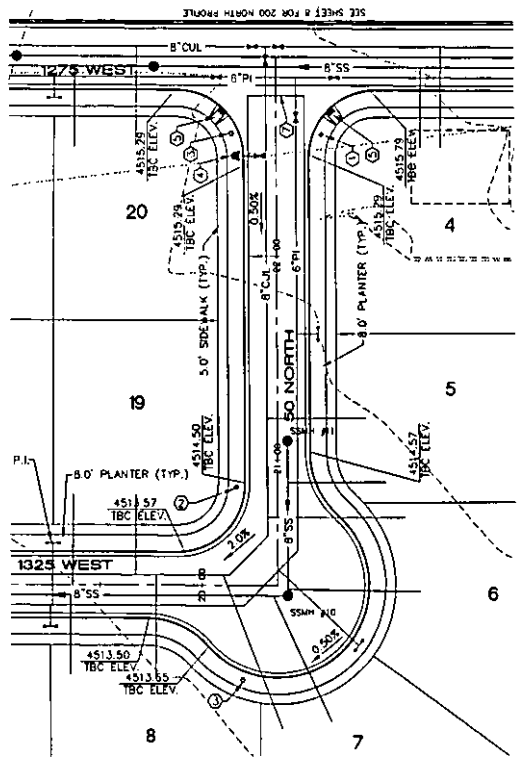
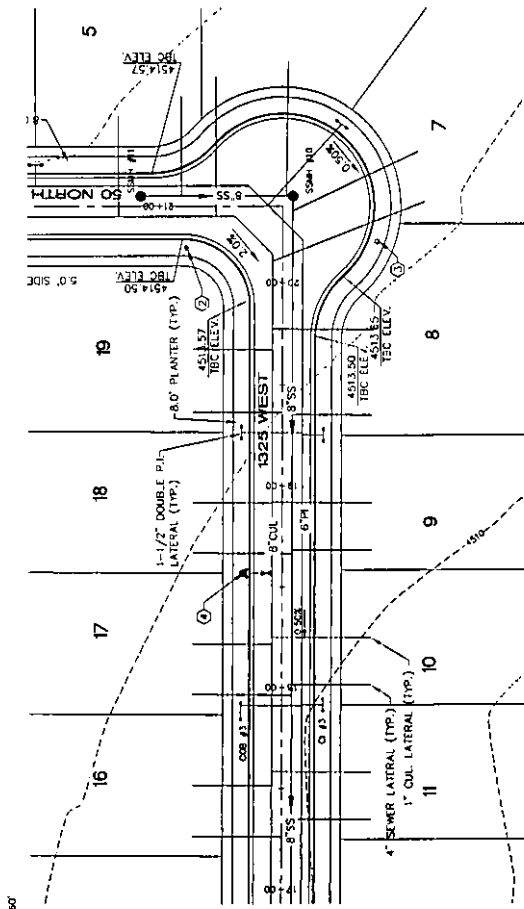
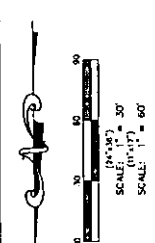
1325 WEST PLAN & PROFILE

STA. 10+00 - 17+00

SHEET NO.

4

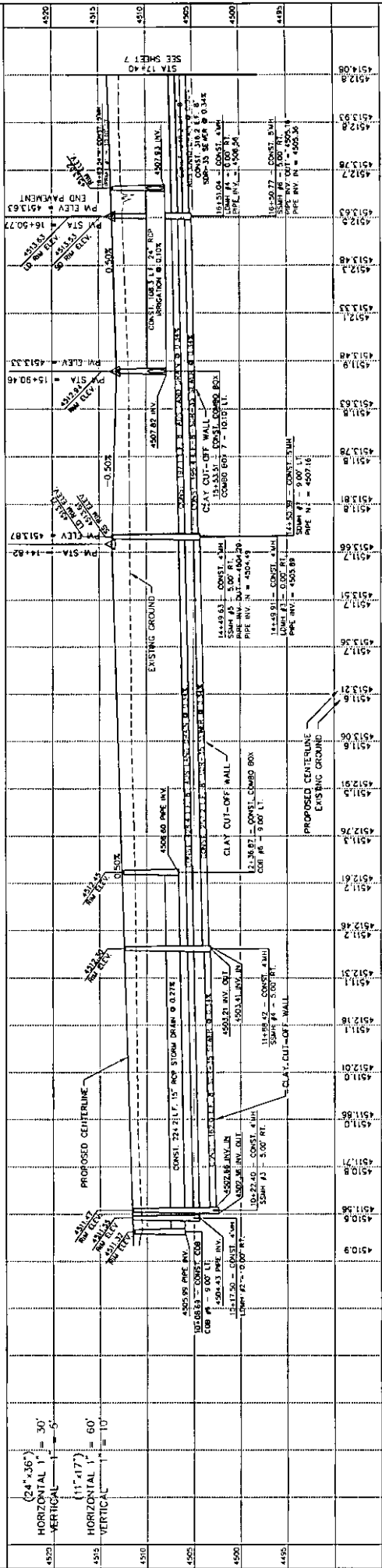
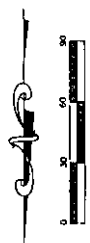
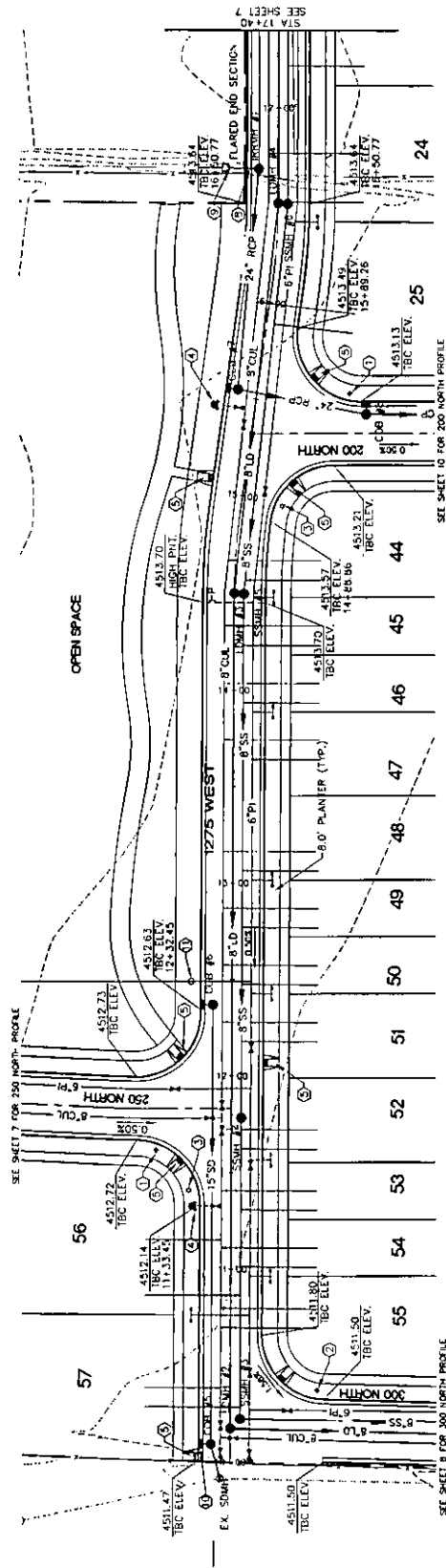
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- 5 ADA PEDESTRIAN RAMP AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- 6 SEWER LATERAL TO BE A WYE CONNECTION
- 7 INSTALL 5" CROSS GUTTER AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS



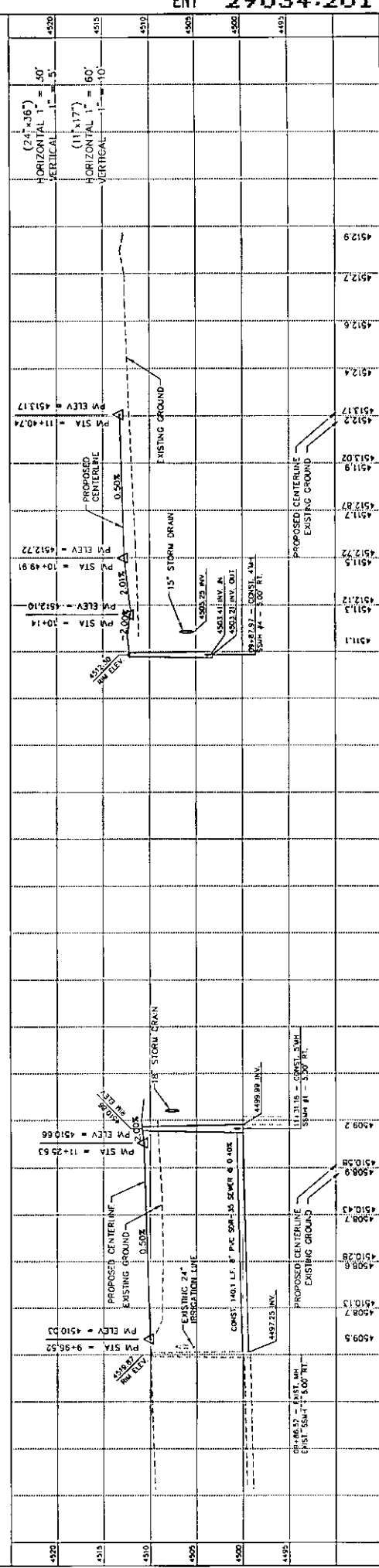
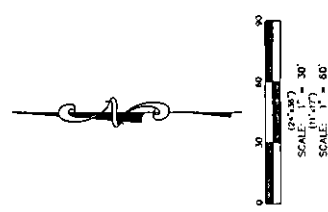
TRAINE ENGINEERING, P.C.				QUAIL VALLEY PLAT "A"			
CONSULTING ENGINEERS AND LAND SURVEYORS				A RESIDENTIAL DEVELOPMENT			
NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
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29	10/1/17	TR	FINAL	29	10/1/17	TR	FINAL
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31	10/1/17	TR	FINAL	31	10/1/17	TR	FINAL
32	10/1/17	TR	FINAL	32	10/1/17	TR	FINAL
33	10/1/17	TR	FINAL	33	10/1/17	TR	FINAL
34	10/1/17	TR	FINAL	34	10/1/17	TR	FINAL
35	10/1/17	TR	FINAL	35	10/1/17	TR	FINAL
36	10/1/17	TR	FINAL	36	10/1/17	TR	FINAL
37	10/1/17	TR	FINAL	37	10/1/17	TR	FINAL
38	10/1/17	TR	FINAL	38	10/1/17	TR	FINAL
39	10/1/17	TR	FINAL	39	10/1/17	TR	FINAL
40	10/1/17	TR	FINAL	40	10/1/17	TR	FINAL
41	10/1/17	TR	FINAL	41	10/1/17	TR	FINAL
42	10/1/17	TR	FINAL	42	10/1/17	TR	FINAL
43	10/1/17	TR	FINAL	43	10/1/17	TR	FINAL
44	10/1/17	TR	FINAL	44	10/1/17	TR	FINAL
45	10/1/17	TR	FINAL	45	10/1/17	TR	FINAL
46	10/1/17	TR	FINAL	46	10/1/17	TR	FINAL
47	10/1/17	TR	FINAL	47	10/1/17	TR	FINAL
48	10/1/17	TR	FINAL	48	10/1/17	TR	FINAL
49	10/1/17	TR	FINAL	49	10/1/17	TR	FINAL
50	10/1/17	TR	FINAL	50	10/1/17	TR	FINAL
51	10/1/17	TR	FINAL	51	10/1/17	TR	FINAL
52	10/1/17	TR	FINAL	52	10/1/17	TR	FINAL
53	10/1/17	TR	FINAL	53	10/1/17	TR	FINAL
54	10/1/17	TR	FINAL	54	10/1/17	TR	FINAL
55	10/1/17	TR	FINAL	55	10/1/17	TR	FINAL
56	10/1/17	TR	FINAL	56	10/1/17	TR	FINAL
57	10/1/17	TR	FINAL	57	10/1/17	TR	FINAL
58	10/1/17	TR	FINAL	58	10/1/17	TR	FINAL
59	10/1/17	TR	FINAL	59	10/1/17	TR	FINAL
60	10/1/17	TR	FINAL	60	10/1/17	TR	FINAL
61	10/1/17	TR	FINAL	61	10/1/17	TR	FINAL
62	10/1/17	TR	FINAL	62	10/1/17	TR	FINAL
63	10/1/17	TR	FINAL	63	10/1/17	TR	FINAL
64	10/1/17	TR	FINAL	64	10/1/17	TR	FINAL
65	10/1/17	TR	FINAL	65	10/1/17	TR	FINAL
66	10/1/17	TR	FINAL	66	10/1/17	TR	FINAL
67	10/1/17	TR	FINAL	67	10/1/17	TR	FINAL
68	10/1/17	TR	FINAL	68	10/1/17	TR	FINAL
69	10/1/17	TR	FINAL	69	10/1/17	TR	FINAL
70	10/1/17	TR	FINAL	70	10/1/17	TR	FINAL
71	10/1/17	TR	FINAL	71	10/1/17	TR	FINAL
72	10/1/17	TR	FINAL	72	10/1/17	TR	FINAL
73	10/1/17	TR	FINAL	73	10/1/17	TR	FINAL
74	10/1/17	TR	FINAL	74	10/1/17	TR	FINAL
75	10/1/17	TR	FINAL	75	10/1/17	TR	FINAL
76	10/1/17	TR	FINAL	76	10/1/17	TR	FINAL
77	10/1/17	TR	FINAL	77	10/1/17	TR	FINAL
78	10/1/17	TR	FINAL	78	10/1/17	TR	FINAL
79	10/1/17	TR	FINAL	79	10/1/17	TR	FINAL
80	10/1/17	TR	FINAL	80	10/1/17	TR	FINAL
81	10/1/17	TR	FINAL	81	10/1/17	TR	FINAL
82	10/1/17	TR	FINAL	82	10/1/17	TR	FINAL
83	10/1/17	TR	FINAL	83	10/1/17	TR	FINAL
84	10/1/17	TR	FINAL	84	10/1/17	TR	FINAL
85	10/1/17	TR	FINAL	85	10/1/17	TR	FINAL
86	10/1/17	TR	FINAL	86	10/1/17	TR	FINAL
87	10/1/17	TR	FINAL	87	10/1/17	TR	FINAL
88	10/1/17	TR	FINAL	88	10/1/17	TR	FINAL
89	10/1/17	TR	FINAL	89	10/1/17	TR	FINAL
90	10/1/17	TR	FINAL	90	10/1/17	TR	FINAL
91	10/1/17	TR	FINAL	91	10/1/17	TR	FINAL
92	10/1/17	TR	FINAL	92	10/1/17	TR	FINAL
93	10/1/17	TR	FINAL	93	10/1/17	TR	FINAL
94	10/1/17	TR	FINAL	94	10/1/17	TR	FINAL
95	10/1/17	TR	FINAL	95	10/1/17	TR	FINAL
96	10/1/17	TR	FINAL	96	10/1/17	TR	FINAL
97	10/1/17	TR	FINAL	97	10/1/17	TR	FINAL
98	10/1/17	TR	FINAL	98	10/1/17	TR	FINAL
99	10/1/17	TR	FINAL	99	10/1/17	TR	FINAL
100	10/1/17	TR	FINAL	100	10/1/17	TR	FINAL

17+40	18+40	19+40	20+40	21+40	22+40	23+40	24+40	25+40	26+40	27+40	28+40	29+40	30+40	31+40	32+40	33+40	34+40	35+40	36+40	37+40	38+40	39+40	40+40	41+40	42+40	43+40	44+40	45+40	46+40	47+40	48+40	49+40	50+40	51+40	52+40	53+40	54+40	55+40	56+40	57+40	58+40	59+40	60+40	61+40	62+40	63+40	64+40	65+40	66+40	67+40	68+40	69+40	70+40	71+40	72+40	73+40	74+40	75+40	76+40	77+40	78+40	79+40	80+40	81+40	82+40	83+40	84+40	85+40	86+40	87+40	88+40	89+40	90+40	91+40	92+40	93+40	94+40	95+40	96+40	97+40	98+40	99+40	100+40	101+40	102+40	103+40	104+40	105+40	106+40	107+40	108+40	109+40	110+40	111+40	112+40	113+40	114+40	115+40	116+40	117+40	118+40	119+40	120+40	121+40	122+40	123+40	124+40	125+40	126+40	127+40	128+40	129+40	130+40	131+40	132+40	133+40	134+40	135+40	136+40	137+40	138+40	139+40	140+40	141+40	142+40	143+40	144+40	145+40	146+40	147+40	148+40	149+40	150+40	151+40	152+40	153+40	154+40	155+40	156+40	157+40	158+40	159+40	160+40	161+40	162+40	163+40	164+40	165+40	166+40	167+40	168+40	169+40	170+40	171+40	172+40	173+40	174+40	175+40	176+40	177+40	178+40	179+40	180+40	181+40	182+40	183+40	184+40	185+40	186+40	187+40	188+40	189+40	190+40	191+40	192+40	193+40	194+40	195+40	196+40	197+40	198+40	199+40	200+40	201+40	202+40	203+40	204+40	205+40	206+40	207+40	208+40	209+40	210+40	211+40	212+40	213+40	214+40	215+40	216+40	217+40	218+40	219+40	220+40	221+40	222+40	223+40	224+40	225+40	226+40	227+40	228+40	229+40	230+40	231+40	232+40	233+40	234+40	235+40	236+40	237+40	238+40	239+40	240+40	241+40	242+40	243+40	244+40	245+40	246+40	247+40	248+40	249+40	250+40	251+40	252+40	253+40	254+40	255+40	256+40	257+40	258+40	259+40	260+40	261+40	262+40	263+40	264+40	265+40	266+40	267+40	268+40	269+40	270+40	271+40	272+40	273+40	274+40	275+40	276+40	277+40	278+40	279+40	280+40	281+40	282+40	283+40	284+40	285+40	286+40	287+40	288+40	289+40	290+40	291+40	292+40	293+40	294+40	295+40	296+40	297+40	298+40	299+40	300+40	301+40	302+40	303+40	304+40	305+40	306+40	307+40	308+40	309+40	310+40	311+40	312+40	313+40	314+40	315+40	316+40	317+40	318+40	319+40	320+40	321+40	322+40	323+40	324+40	325+40	326+40	327+40	328+40	329+40	330+40	331+40	332+40	333+40	334+40	335+40	336+40	337+40	338+40	339+40	340+40	341+40	342+40	343+40	344+40	345+40	346+40	347+40	348+40	349+40	350+40	351+40	352+40	353+40	354+40	355+40	356+40	357+40	358+40	359+40	360+40	361+40	362+40	363+40	364+40	365+40	366+40	367+40	368+40	369+40	370+40	371+40	372+40	373+40	374+40	375+40	376+40	377+40	378+40	379+40	380+40	381+40	382+40	383+40	384+40	385+40	386+40	387+40	388+40	389+40	390+40	391+40	392+40	393+40	394+40	395+40	396+40	397+40	398+40	399+40	400+40	401+40	402+40	403+40	404+40	405+40	406+40	407+40	408+40	409+40	410+40	411+40	412+40	413+40	414+40	415+40	416+40	417+40	418+40	419+40	420+40	421+40	422+40	423+40	424+40	425+40	426+40	427+40	428+40	429+40	430+40	431+40	432+40	433+40	434+40	435+40	436+40	437+40	438+40	439+40	440+40	441+40	442+40	443+40	444+40	445+40	446+40	447+40	448+40	449+40	450+40	451+40	452+40	453+40	454+40	455+40	456+40	457+40	458+40	459+40	460+40	461+40	462+40	463+40	464+40	465+40	466+40	467+40	468+40	469+40	470+40	471+40	472+40	473+40	474+40	475+40	476+40	477+40	478+40	479+40	480+40	481+40	482+40	483+40	484+40	485+40	486+40	487+40	488+40	489+40	490+40	491+40	492+40	493+40	494+40	495+40	496+40	497+40	498+40	499+40	500+40	501+40	502+40	503+40	504+40	505+40	506+40	507+40	508+40	509+40	510+40	511+40	512+40	513+40	514+40	515+40	516+40	517+40	518+40	519+40	520+40	521+40	522+40	523+40	524+40	525+40	526+40	527+40	528+40	529+40	530+40	531+40	532+40	533+40	534+40	535+40	536+40	537+40	538+40	539+40	540+40	541+40	542+40	543+40	544+40	545+40	546+40	547+40	548+40	549+40	550+40	551+40	552+40	553+40	554+40	555+40	556+40	557+40	558+40	559+40	560+40	561+40	562+40	563+40	564+40	565+40	566+40	567+40	568+40	569+40	570+40	571+40	572+40	573+40	574+40	575+40	576+40	577+40	578+40	579+40	580+40	581+40	582+40	583+40	584+40	585+40	586+40	587+40	588+40	589+40	590+40	591+40	592+40	593+40	594+40	595+40	596+40	597+40	598+40	599+40	600+40	601+40	602+40	603+40	604+40	605+40	606+40	607+40	608+40	609+40	610+40	611+40	612+40	613+40	614+40	615+40	616+40	617+40	618+40	619+40	620+40	621+40	622+40	623+40	624+40	625+40	626+40	627+40	628+40	629+40	630+40	631+40	632+40	633+40	634+40	635+40	636+40	637+40	638+40	639+40	640+40	641+40	642+40	643+40	644+40	645+40	646+40	647+40	648+40	649+40	650+40	651+40	652+40	653+40	654+40	655+40	656+40	657+40	658+40	659+40	660+40	661+40	662+40	663+40	664+40	665+40	666+40	667+40	668+40	669+40	670+40	671+40	672+40	673+40	674+40	675+40	676+40	677+40	678+40	679+40	680+40	681+40	682+40	683+40	684+40	685+40	686+40	687+40	688+40	689+40	690+40	691+40	692+40	693+40	694+40	695+40	696+40	697+40	698+40	699+40	700+40	701+40	702+40	703+40	704+40	705+40	706+40	707+40	708+40	709+40	710+40	711+40	712+40	713+40	714+40	715+40	716+40	717+40	718+40	719+40	720+40	721+40	722+40	723+40	724+40	725+40	726+40	727+40	728+40	729+40	730+40	731+40	732+40	733+40	734+40	735+40	736+40	737+40	738+40	739+40	740+40	741+40	742+40	743+40	744+40	745+40	746+40	747+40	748+40	749+40	750+40	751+40	752+40	753+40	754+40	755+40	756+40	757+40	758+40	759+40	760+40	761+40	762+40	763+40	764+40	765+40	766+40	767+40	768+40	769+40	770+40	771+40	772+40	773+40	774+40	775+40	776+40	777+40	778+40	779+40	780+40	781+40	782+40	783+40	784+40	785+40	786+40	787+40	788+40	789+40	790+40	791+40	792+40	793+40	794+40	795+40	796+40	797+40	798+40	799+40	800+40	801+40	802+40	803+40	804+40	805+40	806+40	807+40	808+40	809+40	810+40	811+40	812+40	813+40	814+40	815+40	816+40	817+40	818+40	819+40	820+40	821+40	822+40	823+40	824+40	825+40	826+40	827+40	828+40	829+40	830+40	831+40	832+40	833+40	834+40	835+40	836+40	837+40	838+40	839+40	840+40	841+40	842+40	843+40	844+40	845+40	846+40	847+40	848+40	849+40	850+40	851+40	852+40	853+40	854+40	855+40	856+40	857+40	858+40	859+40	860+40	861+40	862+40	863+40	864+40	865+40	866+40	867+40	868+40	869+40	870+40	871+40	872+40	873+40	874+40	875+40	876+40	877+40	878+40	879+40	880+40	881+40	882+40	883+40	884+40	885+40	886+40	887+40	888+40	889+40	890+40	891+40	892+40	893+40	894+40	895+40	896+40	897+40	898+40	899+40	900+40	901+40	902+40	903+40	904+40	905+40	906+40	907+40	908+40	909+40	910+40	911+40	912+40	913+40	914+40	915+40	916+40	917+40	918+40	919+40	920+40	921+40	922+40	923+40	924+40	925+40	926+40	927+40	928+40	929+40	930+40	931+40	932+40	933+40	934+40	935+40	936+40	937+40	938+40	939+40	940+40	941+40	942+40	943+40	944+40	945+40	946+40	947+40	948+40	949+40	950+40	951+40	952+40	953+40	954+40	955+40	956+40	957+40	958+40	959+40	960+40	961+40	962+40	963+40	964+40	965+40	966+40	967+40	968+40	969+40	970+40	971+40	972+40	973+40	974+40	975+40	976+40	977+40	978+40	979+40	980+40	981+40	982+40	983+40	984+40	985+40	986+40	987+40	988+40	989+40	990+40	991+40	992+40	993+40	994+40	995+40	996+40	997+40	998+40	999+40	1000+40	1001+40	1002+40	1003+40	1004+40	1005+40	1006+40	1007+40	1008+40	1009+40	1010+40	1011+40	1012+40	1013+40	1014+40	1015+40	1016+40	1017+40	1018+40	1019+40	1020+40	1021+40	1022+40	1023+40	1024+40	1025+40	1026+40	1027+40	1028+40	1029+40	1030+40	1031+40	1032+40	1033+40	1034+40	1035+40	1036+40	1037+40	1038+40	1039+40	1040+40	1041+40	1042+40	1043+40	1044+40	1045+40	1046+40	1047+40	1048+40	1049+40	1050+40	1051+40	1052+40	1053+40	1054+40	1055+40	1056+40	1057+40	1058+40	1059+40	1060+40	1061+40	1062+40	1063+40	1064+40	1065+40	1066+40	1067+40	1068+40	1069+40	1070+40	1071+40	1072+40	1073+40	1074+40	1075+40	1076+40	1077+40	1078+40	1079+40	1080+40	1081+40	1082+40	1083+40	1084+40	1085+40	1086+40	1087+40	1088+40	1089+40	1090+40	1091+40	1092+40	1093+40	1094+40	1095+40	1096+40	1097+40	1098+40	1099+40	1100+40	1101+40	1102+40	1103+40	1104+40	1105+40	1106+40	1107+40	1108+40	1109+40	1110+40	1111+40	1112+40	1113+40	1114+40	1115+40	1116+40	1117+40	1118+40	1119+40	1120+40	1121+40	1122+40	1123+40	1124+40	1125+40	1126+40	1127+40	1128+40	1129+40	1130+40	1131+40	1132+40	1133+40	1134+40	1135+40	1136+40	1137
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- ① STOP SIGN WITH DOUBLE BLADED STREET SIGN ON COMMON POST
- ② DOUBLE BLADED STREET SIGN ON COMMON POST
- ③ STREET LIGHT AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ④ PRE HYDRANT ASSEMBLY AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ⑤ ADA PEDESTRIAN RAMP AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ⑥ SEWER LATERAL TO BE A WYE CONNECTION
- ⑦ INSTALL 5" GROSS CUTTER AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ⑧ CON-ST. 13.0 L.F. 24" RCP STORM DRAIN PIPE @ 26.2%
- ⑨ CONST. FLARED END SECTION, INV. = 4511.33
- ⑩ CONST. COB #5, TBC = 4511.51
- ⑪ 4" PL LATERAL WITH NETER FOR OPEN, COORDINATE WITH SHANNY BAKER, WATER DEPT. 801-489-2740

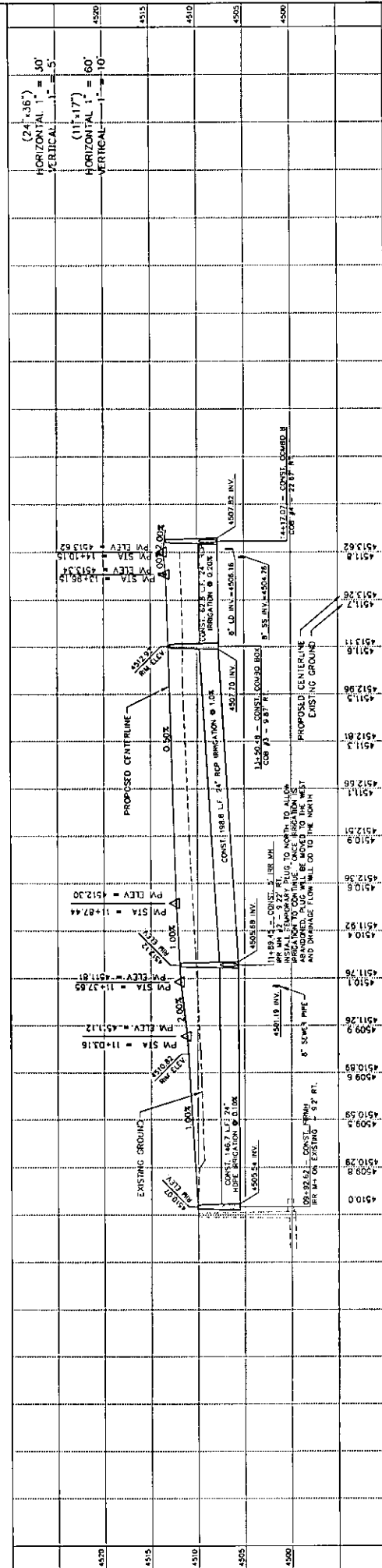
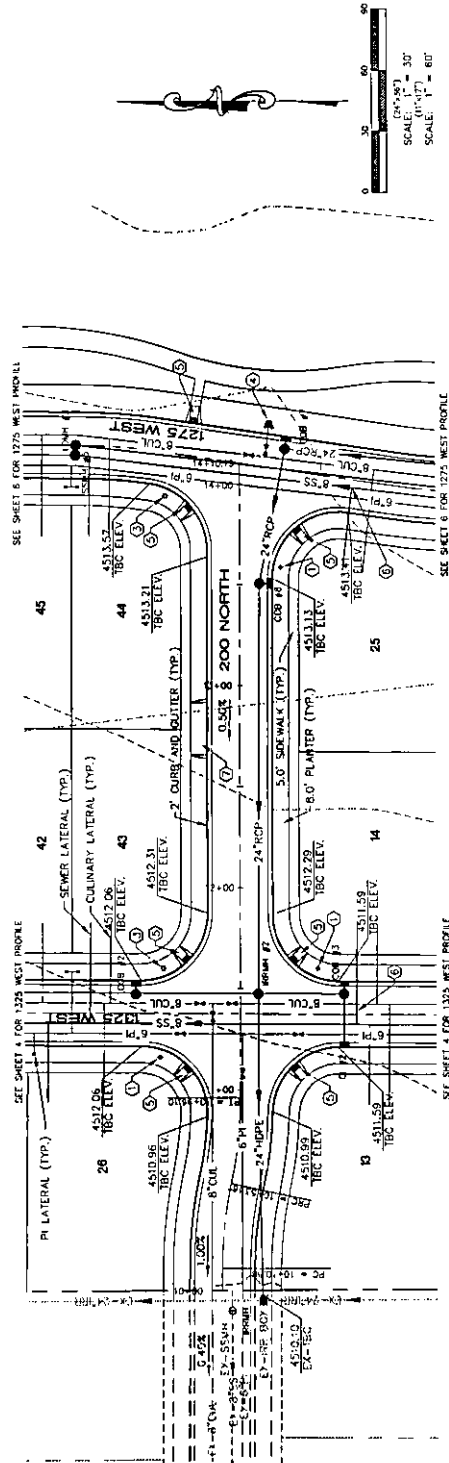


PROJECT INFORMATION			
PROJECT NO.	29034	DATE	11/14/20
PROJECT NAME	QUAIL VALLEY PLAT "A"		
PROJECT LOCATION	SPRINGVILLE, UTAH		
PROJECT DESCRIPTION	A RESIDENTIAL DEVELOPMENT		
DESIGNED BY	TRANE ENGINEERING, P.C.	DATE	11/14/20
CHECKED BY	CONSULTING ENGINEERS AND LAND SURVEYORS	DATE	11/14/20
APPROVED BY	27 EAST MAIN STREET LEHI, UTAH 84043 (801) 788-4544	DATE	11/14/20
SHEET NO. 6			

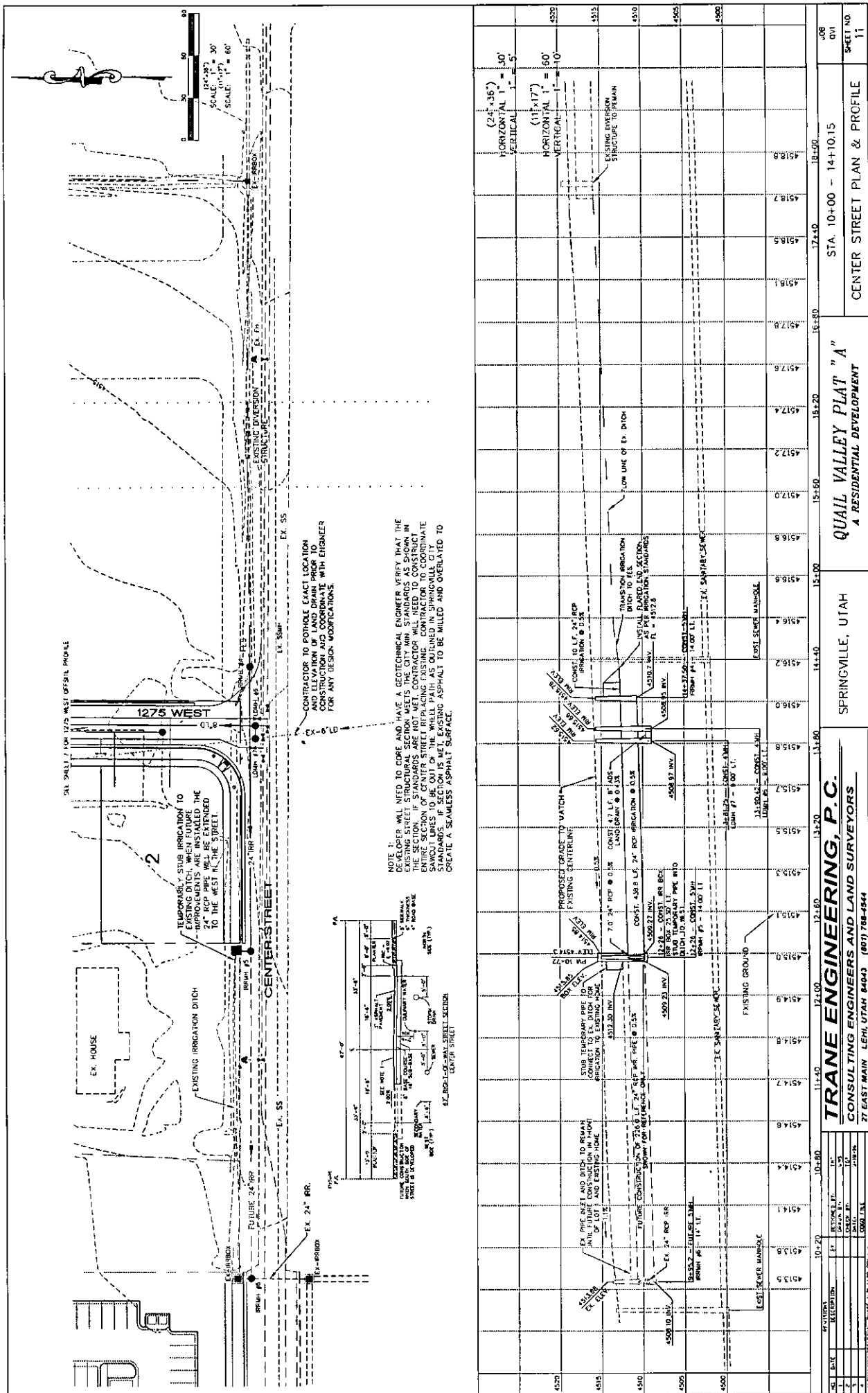


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- ① STOP SIGN WITH DOUBLE BLADED STREET SIGN ON COMMON POST
- ② DOUBLE BLADED STREET SIGN ON COMMON POST
- ③ STREET LIGHT AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ④ FIRE HYDRANT ASSEMBLY AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ⑤ ADA PEDESTRIAN RAMP AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS
- ⑥ SEWER LATERAL TO BE A WYE CONNECTION TYP.
- ⑦ INSTALL TYPICAL DRIVE APPROACH AS PER LATEST EDITION OF SPRINGVILLE CITY STANDARDS



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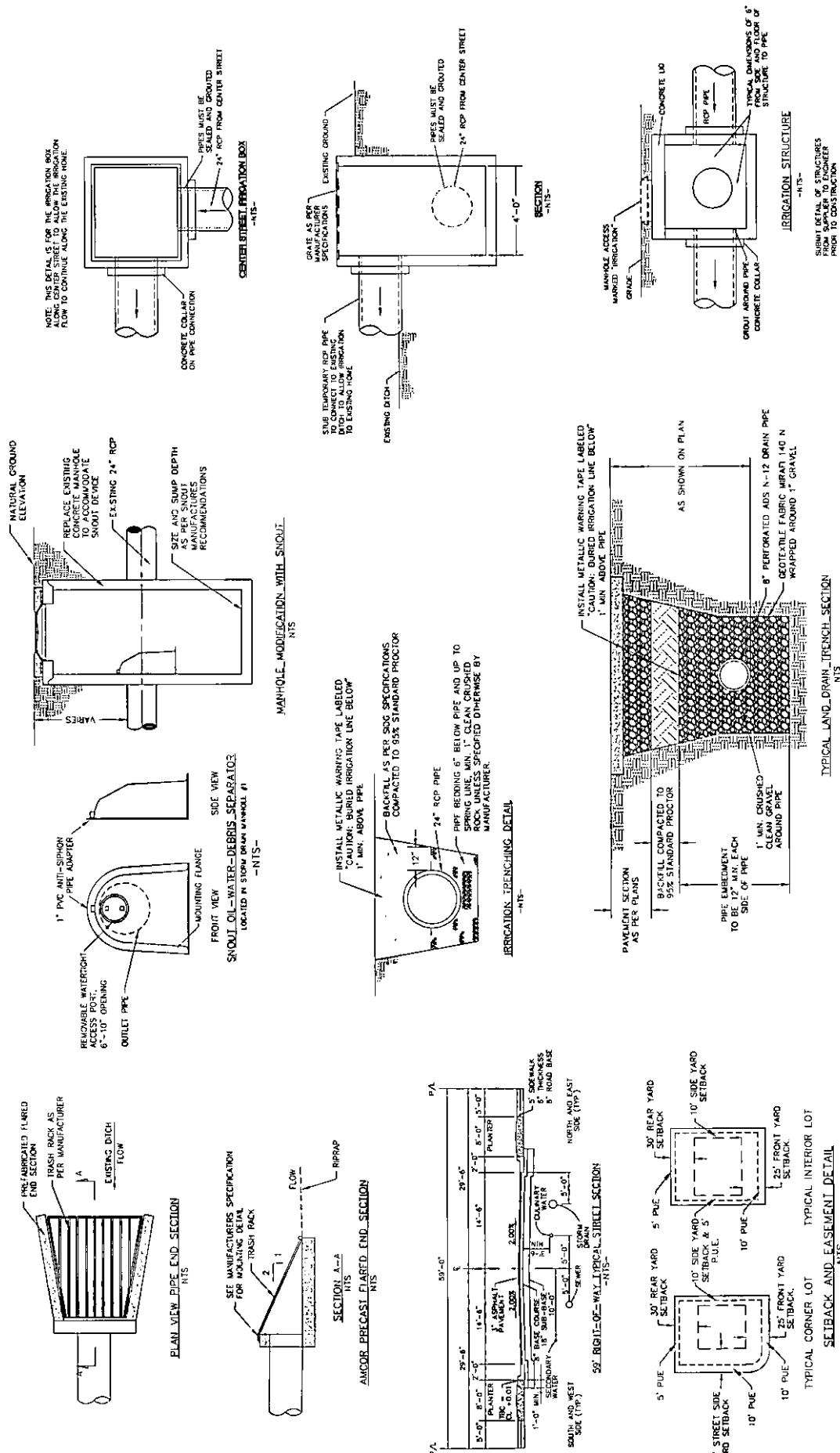
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
37 EAST MAIN LEHI, UTAH 84043 (801) 768-1944

QUAIL VALLEY PLAT "A"
A RESIDENTIAL DEVELOPMENT

SPRINGVILLE, UTAH

STA. 10+00 - 14+10.15
CENTER STREET PLAN & PROFILE

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TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

QUAIL VALLEY PLAT "A"
A RESIDENTIAL SUBDIVISION

DETAILS

12

Exhibit “B”

SPRINGVILLE CITY **Quail Valley Bond Form**

Development Name	Quail Valley	Owner(s)		Date
Bond () Cash () Letter		Name of Bank		Attn:
Date of DRC Approval		Address of Bank		

See attached construction invoice from Condie Construction

Total from Contractor \$ 1,088,748.65

10% Warranty \$ 108,874.87

Signatures:

Brad Stapley - PW Admin

Jeff Anderson - City Engineer

Paul Curtis - PW Inspector

Date:

Street Signs	Each	Total
10	\$ 200.00	\$ 2,000.00
Inspection Fee		\$ 19,992.50

Developer

Item No.	Description	Quantity Billed	Unit	Unit Price	Billed To Date
1	SS PVC Pipe 8"	2,812.00	LF	\$33.90	\$ 95,326.80
2	SMH 48"	9.00	EA	\$3,265.10	\$ 29,385.90
3	SMH 60"	2.00	EA	\$3,632.30	\$ 7,264.60
4	SS Lateral 4"	56.00	EA	\$1,221.90	\$ 68,426.40
5	Collar SMH	11.00	EA	\$475.00	\$ 5,225.00
7	LDMH 48"	6.00	EA	\$3,134.90	\$ 18,809.40
8	LD Perf ADS 8"	1,485.00	LF	\$45.50	\$ 67,567.50
9	Collar LDMH	7.00	EA	\$475.00	\$ 3,325.00
11	SD Core Into Existing	3.00	EA	\$1,803.10	\$ 5,409.30
12	SD RCP 15-in	260.00	LF	\$37.75	\$ 9,815.00
13	SD Combo Box	7.00	EA	\$2,475.00	\$ 17,325.00
14	SD Inlet Box	2.00	EA	\$1,441.40	\$ 2,882.80
15	Collar SDMH	7.00	EA	\$475.00	\$ 3,325.00
17	Remove and Replace Existing Curb Inlet	1.00	LS	\$6,700.00	\$ 6,700.00
18	Irr RCP 24"	1,308.00	LF	\$50.85	\$ 66,511.80
19	IRR Flared End Section	2.00	EA	\$807.60	\$ 1,615.20
20	IRR Trash Rack	2.00	EA	\$900.00	\$ 1,800.00
21	Irr 3'x3' Structure	1.00	EA	\$2,500.00	\$ 2,500.00
22	Irr MH 60"	4.00	EA	\$3,177.90	\$ 12,711.60
23	Collar IRMH	4.00	EA	\$475.00	\$ 1,900.00
25	Tie Into Existing Water Main	3.00	EA	\$2,467.70	\$ 7,403.10
26	CW Main C900 8"	3,400.00	LF	\$23.70	\$ 80,580.00
27	Relocated Fire Hydrant	1.00	EA	\$3,300.00	\$ 3,300.00
28	Fire Hydrant	6.00	EA	\$5,238.40	\$ 31,430.40
29	CW Single Service	56.00	EA	\$1,225.00	\$ 68,600.00
30	Gate Valve 8"	20.00	EA	\$1,730.40	\$ 34,608.00
31	CW Bend	12.00	EA	\$490.50	\$ 5,886.00
32	CW Tee 8x8x8	7.00	EA	\$972.10	\$ 6,804.70
33	Cap & Marker 6"	3.00	EA	\$361.70	\$ 1,085.10
34	Collar Valves	22.00	EA	\$450.00	\$ 9,900.00
36	PI Tie Into Existing	3.00	EA	\$2,467.70	\$ 7,403.10
37	PI Main 6"	3,276.00	LF	\$20.00	\$ 65,520.00
38	Gate Valve 6-in	22.00	EA	\$1,301.10	\$ 28,624.20
39	PI Bends 6"	3.00	EA	\$395.20	\$ 1,185.60
40	Tee 6x6x6	8.00	EA	\$735.20	\$ 5,881.60
41	PI Single Service 04"	1.00	EA	\$3,500.00	\$ 3,500.00
42	PI Single Service 01"	3.00	EA	\$806.10	\$ 2,418.30
43	PI Dual Service 01"	27.00	EA	\$1,205.60	\$ 32,551.20
44	Cap & Marker 6"	3.00	EA	\$276.60	\$ 829.80
45	Collar Valves	20.00	EA	\$450.00	\$ 9,000.00
49	Asphalt 3"	114,350.00	SF	\$1.15	\$ 131,502.50
50	Curb/Gutter 24"	6,733.00	LF	\$10.25	\$ 69,013.25
51	ADA Ramps	16.00	EA	\$1,000.00	\$ 16,000.00
52	Asphalt Trail 10' Wide	5,420.00	SF	\$1.85	\$ 10,027.00
53	6' Sidewalk	25,335.00	SF	\$1.10	\$ 27,868.50
	TOTAL				\$ 1,088,748.65

Exhibit “C”

SPRINGVILLE CITY CORPORATION
ELECTRIC DEPARTMENT
 777 NORTH 400 WEST
 TEL: 801-489-2750



DATE:

5/5/2016

NEW CUSTOMER INFORMATION

NAME:

QUAIL VALLEY PHASE 1

LOCATION:

200 NORTH 1300 WEST

CONTACT PERSON

NAME:

PHONE:

EMAIL:

EXISTING SYSTEM INFORMATION:

PRIMARY DISTRIBUTION VOLTAGE:

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.....

FEE ASSESSMENT

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.....

.....

\$70,942.43

WOOD SERVICE POLE

\$689.91

TRANSFORMERS

\$10,019.00

PRIMARY WIRE

\$12,990.56

SECONDARY WIRE

\$5,140.80

STREET LIGHTING

\$11,080.82

ADDITIONAL SUPPLIES AND PARTS

\$11,083.72

LABOR AND EQUIPMENT

\$13,488.31

10% CONTINGENCY (RESOLUTION 97-12)

\$6,449.31

TOTAL ELECTRIC DEPT. FEES

\$70,942.43
