

June 27, 2024

Pleasant View City Corporation
Attn: Amy Mabey
520 West Elberta Drive
Pleasant View, Utah 84414

RE: Highland Meadows - Final Acceptance

Dear Amy:

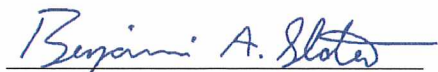
I have completed an inspection of the improvements in the above-mentioned subdivision and found them to be completed satisfactorily and to meet minimum requirements of Pleasant View City standards in accordance with engineering and/or subdivision plans submitted and previously approved. I have presented this request to the DRC (Development Review Committee) where it was accepted. We now recommend granting Final Acceptance of this subdivision.

All remaining escrow funds can be released at this time (See attached escrow release).

If you have any questions, or if I can be of any help, please let me know.

Sincerely,

JONES AND ASSOCIATES
Consulting Engineers
Pleasant View City Engineers



Benjamin A. Slater, P.L.S.
City Inspector

Date of Final Acceptance to be determined by the City Council

Accepted by 
Dana Q. Shuler, P.E.
Engineer

Funds are not releasable based on this summary, as release of funds requires written authorization by Pleasant View City Staff.

HIGHLAND MEADOWS SUBDIVISION

Developer: E.K. Bailey
1243 North Washington Blvd.
Ogden, UT 84404



Improvements Total: \$455,204.12

Total Escrow Amount: \$455,204.12

Construction Initiation: 9/26/2019

Completion Deadline: 9/26/2021

ESCROW RELEASE SUMMARY

Release Request #: 8

Date: 6/27/2024

	PREVIOUS	THIS RELEASE	TO DATE
Total Completed	\$408,583.71	\$46,620.41	\$455,204.12
Less Previous Releases	\$408,583.71	-	\$408,583.71
Net Release (this estimate)			\$46,620.41

Total Percentage Remaining: 100%

Total Amount Remaining: \$0.00

Approx. Completion Time Remaining (months): Over

City Engineer Review & Recommendation



City Inspector - Jones & Associates

6/27/2024

Date

HIGHLAND MEADOWS SUBDIVISION

Developer: E.K. Bailey

Estimate #: 8

Date: 6/27/2024



ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
SANITARY SEWER								
1	Furnish and install 8" SDR-35 SS main	565	lf	\$ 27.00	lf	565 lf	\$	15,255.00
2	Furnish and install 4" sanitary sewer lateral	10	ea	\$ 750.00	ea	10 ea	\$	7,500.00
3	Furnish and install 4" Dia. SSMH	5	ea	\$ 2,725.00	ea	5 ea	\$	13,625.00
4	Furnish and install 5' Dia. SSMH	1	ea	\$ 3,000.00	ea	1 ea	\$	3,000.00
5	Install concrete SSMH Collar	6	ea	\$ 500.00	ea	6 ea	\$	3,000.00
6	Camera and Clean	1	ea	\$ 706.25	ea	1 ea	\$	706.25
CULINARY WATER								
7	Construct 8" C-900 PVC	512	lf	\$ 26.00	lf	512 lf	\$	13,312.00
8	Furnish and install 8" gate valve w/box	1	ea	\$ 1,650.00	ea	1 ea	\$	1,650.00
9	Install concrete valve collar	1	ea	\$ 350.00	ea	1 ea	\$	350.00
10	Construct water connection complete to property line	10	ea	\$ 900.00	ea	10 ea	\$	9,000.00
11	Connect to existing waterline (hot tap)	1	ea	\$ 2,950.00	ea	1 ea	\$	2,950.00
12	Furnish and install 2" blow-off	1	ea	\$ 1,500.00	ea	1 ea	\$	1,500.00
13	Pressure test and chlorinate	1	ea	\$ 1,500.00	ea	1 ea	\$	1,500.00
PRESSURE IRRIGATION								
17	Construct 8" C-200 PVC water line	511	lf	\$ 18.00	lf	511 lf	\$	9,198.00
18	Furnish and install 8" gate valve w/box	1	ea	\$ 1,650.00	ea	1 ea	\$	1,650.00
19	Install concrete valve collar	1	ea	\$ 350.00	ea	1 ea	\$	350.00
20	Furnish and install service connection	6	ea	\$ 850.00	ea	6 ea	\$	5,100.00
21	Connect to existing pressure irrigation	1	ea	\$ 2,500.00	ea	1 ea	\$	2,500.00
22	Pressure test	1	ea	\$ 500.00	ea	1 ea	\$	500.00
STORM DRAIN								
25	Furnish and install 15" RCP	42	lf	\$ 30.00	lf	42 lf	\$	1,260.00
26	Furnish and install 18" RCP	211	ea	\$ 36.00	ea	211 ea	\$	7,596.00
27	Construct std inlet box w/ grate	6	ea	\$ 1,800.00	ea	6 ea	\$	10,800.00
28	Construct underground detention/retention pond	1	ea	\$ 32,000.00	ea	1 ea	\$	32,000.00
29	Connect to existing storm drain	1	ea	\$ 600.00	ea	1 ea	\$	600.00
SITE IMPROVEMENTS								
33	Construct 5' wide 6" deep sidewalk	1,160	lf	\$ 36.00	lf	1,160 lf	\$	41,760.00
34	Construct ADA ramp	2	ea	\$ 450.00	ea	2 ea	\$	900.00
35	Construct 30" C&G with gravel sub-base	1,350	lf	\$ 24.00	lf	1,350 lf	\$	32,400.00
36	Construct 8" granular barrow	24,309	sf	\$ 0.90	sf	24,309 sf	\$	21,878.10
39	Install seal-coat and chip	2,701	sy	\$ 2.50	sy	2,701 sy	\$	6,752.50
40	Construct 6" untreated base course	24,309	sf	\$ 1.13	sf	24,309 sf	\$	27,469.17
41	Construct 3" HMA asphalt paving	24,309	sf	\$ 1.85	sf	24,309 sf	\$	44,971.65
GRADING AND PAVING								
53	Grading of streets to sub-base grade (includes utilities, easements lot grading, fine grading)	15,000	cy	\$ 2.60	cy	15,000 cy	\$	39,000.00
54	Grading of streets to sub-base grade	1,050	cy	\$ 2.60	cy	1,050 cy	\$	2,730.00
55	Landscaping of detention pond	5,833	sf	\$ 2.00	sf	5,833 sf	\$	11,666.00
MISCELLANEOUS IMPROVEMENTS								
63	Furnish and install light pole	1	ea	\$ 3,000.00	ea	1 ea	\$	3,000.00
64	Furnish and install stop sign	1	ea	\$ 300.00	ea	1 ea	\$	300.00
65	Furnish and install survey monuments	2	ea	\$ 550.00	2 ea	2 ea	\$ 1,100.00	\$ 1,100.00
66	Trench for underground utility lines including conduit	1,000	lf	\$ 12.00	lf	1,000 lf	\$	12,000.00
67	Furnish and install BMP's, maintenance and permitting	1	ls	\$ 5,000.00	ls	1.00 ls	\$	5,000.00
GUARANTEE OF IMPROVEMENTS								
68	15% GUARANTEE	1	LS	\$ 59,374.45	0.767 LS	1.000 LS	\$ 45,520.41	\$ 59,374.45
TOTALS=							\$46,620.41	\$455,204.12
AMOUNT OF REQUEST=							\$46,620.41	\$455,204.12

