

MEMORANDUM

TO: Andrea Steiniger
Pleasant View City Corporation

FROM: Benjamin A. Slater, P.L.S.
Jones & Associates Consulting Engineers

RE: **MONTE VISTA ESTATES – FINAL ACCEPTANCE**

Date: November 14, 2025

Dear Andrea:

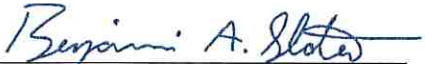
I have completed an inspection of the improvements in the above-mentioned subdivision and found them to be completed satisfactorily and to meet minimum requirements of Pleasant View City standards in accordance with engineering and/or subdivision plans submitted and previously approved. I have presented 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.

Monte Vista Estates

Developer: Bryan Smith
5425S 3675 W
Roy, UT 84067



Improvements Total: \$ 129,946.00
Total Escrow Amount: \$ 190,590.36
Construction Initiation: July 3, 2022
Completion Deadline: July 3, 2023

ESCROW RELEASE SUMMARY

Release Request #: 3

Date: 11/14/2025

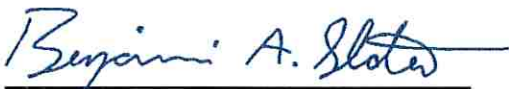
	PREVIOUS	THIS RELEASE	TO DATE
Total Completed	\$ 134,718.30	\$ 55,872.06	\$ 190,590.36
Less Previous Releases	\$ 134,718.30	-	\$ 134,718.30
Net Release (this estimate) \$ 55,872.06			

Total Percentage Released: 100%

Total Amount Remaining: \$ -

Approx. Completion Time Remaining (months): Over

City Engineer Review & Recommendation


Jones & Associates

11/14/2025

Date



Consulting Engineers

Monte Vista Estates

Bryan Smith

Estimate #: 3

Date: 11/14/2025



ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
CULINARY WATER SYSTEM								
1	Furnish and install 8" C-900 DR-14 waterline (includes bedding and testing)	661	l.f.	\$ 40.00	l.f.	661 l.f.		
2	Furnish and install 8" gate valve	1	ea.	1,900.00	ea.	1 ea.		
3	Furnish and install fire hydrant assembly	2	ea.	5,500.00	ea.	2 ea.		
4	Connect new waterline to existing DI waterline	2	ea.	1,500.00	ea.	2 ea.		
5	Furnish and install concrete valve collar	3	ea.	500.00	ea.	3 ea.		\$1,500.00
6	Furnish and install 1" water connection complete to property line	11	l.f.	1,500.00	l.f.	11 l.f.		
7	Conduct pressure test and chlorination	1	ea.	4,000.00	ea.	1 ea.		
8	Imported backfill (3' wide x 3' cover avg)	392	c.y.	19.00	c.y.	392 c.y.		
SECONDARY WATER SYSTEM								
9	Furnish and install 16" C-900 DR-14 waterline (includes bedding and testing)	694	l.f.	\$ 33.00	l.f.	694 l.f.		
10	Furnish and install 16" gate valve	1	ea.	1,900.00	ea.	1 ea.		
11	Furnish and install concrete valve collar	1	ea.	500.00	ea.	1 ea.		\$500.00
12	Furnish and install double service connection	5	ea.	1,600.00	ea.	5 ea.		
13	Furnish and install single service connection	1	ea.	1,000.00	ea.	1 ea.		
14	Connect new waterline to existing waterline	2	ea.	2,500.00	ea.	2 ea.		
15	Conduct pressure test	1	ea.	3,000.00	ea.	1 ea.		
16	Furnish and install 15" R.C.P.	232	l.f.	48.00	l.f.	232 l.f.		
17	Furnish and install 3'x3' cleanout box	2	ea.	3,500.00	ea.	2 ea.		
18	Connect to existing gravity irrigation	1	ea.	2,500.00	ea.	1 ea.		
19	Imported backfill (3' wide x 3' cover avg)	411	c.y.	19.00	c.y.	411 c.y.		
SANITARY SEWER SYSTEM								
20	Furnish and install 8" ASTM D-3034 SDR 35 sewer service line	926	l.f.	\$ 38.00	l.f.	926 l.f.		
21	Furnish and install 8"x4" service wye and lateral pipe	11	ea.	1,500.00	ea.	11 ea.		
22	Furnish and install 4' diameter manhole	8	ea.	3,200.00	ea.	8 ea.		
23	Furnish and install concrete manhole collar	8	ea.	650.00	ea.	8 ea.		\$5,200.00
24	Connect to existing sanitary sewer	2	ea.	1,000.00	ea.	2 ea.		
25	Camera and clean new sanitary sewer line	1	l.s.	4,500.00	l.s.	1 l.s.		\$4,500.00

ITEM NO.	LINE ITEM DESCRIPTION	Qty	Unit	UNIT PRICE	CURRENT UNITS OR % COMPLETE	TO DATE UNITS OR % COMPLETE	CURRENT BILLING	TOTAL BILLED TO DATE
26	Imported backfill (5' wide x 10' cover avg)	1,502	c.y.	19.00	c.y.	1,502 c.y.		
STORM DRAIN SYSTEM								
27	Furnish and install 15" RCP	696	l.f.	\$ 48.00	l.f.	696 l.f.		
28	Furnish and install standard inlet box with grate	6	ea.	3,250.00	ea.	6 ea.		
29	Connect to existing manhole/structure	1	ea.	5,200.00	ea.	1 ea.		
30	Excavate and grade detention basin	1	l.s.	2,500.00	l.s.	1 l.s.		
31	Imported backfill (5' wide x 6' cover avg)	408	c.y.	19.00	c.y.	408 c.y.		
32	Hydrodynamic separate/snout	1	ea.	15,000.00	ea.	1 ea.		\$15,000.00
SITE GRADING & STREET IMPROVEMENTS								
33	Clear and grub for new roadway	80,276	s.f.	\$ 0.60	s.f.	80,276 s.f.		
34	Sawcut existing asphalt	36	l.f.	4.00	l.f.	36 l.f.		\$144.00
35	Furnish and install untreated base course	2,598	s.y.	10.50	s.y.	2,598 s.y.		
36	Construct hot mix asphaltic concrete pavement	2,598	s.y.	16.00	s.y.	2,598 s.y.		\$41,568.00
37	Furnish and install concrete curb and gutter	1,339	l.f.	27.00	l.f.	1,339 l.f.		
38	Furnish and install survey monument	4	ea.	575.00	3 ea.	4 ea.	\$1,725.00	\$2,300.00
39	Furnish and install 4" concrete flatwork (includes 4" thick UTBC)	1,338	l.f.	30.00	l.f.	1,338 l.f.		\$40,140.00
40	Furnish and install 2" electrical conduit (street light)	100	l.f.	13.00	l.f.	100 l.f.		\$1,300.00
41	Furnish and install splice and/or junction boxes (street light)	2	ea.	500.00	ea.	2 ea.		\$1,000.00
MISCELLANEOUS (not included in guarantee)								
42	Mobilization	1	l.s.	\$ 2,000.00	l.s.	1 l.s.		
43	Prepare and implement SWPPP and temporary controls	0.5	l.s.	4,000.00	l.s.	0.5 l.s.		\$2,000.00
44	Streetlights (paid for by developer, installed by City)	1	ea.	7,000.00	ea.	1 ea.		\$7,000.00
45	Seal coat (paid for by developer, installed by City)	2,598	s.y.	3.00	s.y.	2,598 s.y.		\$7,794.00
GUARANTEE OF IMPROVEMENTS								
46	5% CONTINGENCY	1	l.s.	\$ 6,497.30		1.00		\$6,497.30
47	10% GUARANTEE	1	l.s.	54,147.06	1	1	\$54,147.06	\$54,147.06
TOTALS=							\$55,872.06	\$190,590.36
AMOUNT OF REQUEST=							\$55,872.06	\$190,590.36