SOUTH JORDAN
UTAH

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

October 17, 2019

Rick and Shana O' Brien
[redacted]

Re: GRAMA Records Request received in the South Jordan City Recorder's Office on 10/10/2019.

Request: Records for property located at 985 West Charlotte Way, South Jordan.

- Dollar amount of bond, date refunded, why, and basis for refund
- A copy of bond referred to in the letter (attached)
- As-built dated July 2007
- On site plans, as built

Reply: **Approved – (12) Pages Agreement for Subdivision Improvements (Cash Bond)**
Approved – (6) Pages of As Built Drawings
Approved – (1) Page Cash Bond Amount

If you have any questions, please feel free to contact me at (801) 253-5203 extension 1279.

Sincerely,

Cindy Valdez, CMC
Deputy Recorder

CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393

SOUTH JORDAN UTAH

The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .25¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: Rick O'Brien Shana O'Brien

Address: [redacted] City: SJ State: UT Zip: 84095

Phone: [redacted] Fax: _____ email: [redacted]
Daytime

In accordance with the Governmental Records Access Management Act, I am seeking the following record(s) **specifically described as:** $ Amount of Bond & or date refunded and why and basis for refund
A copy of the Bond reffered to in letter dated 1-31-2006 & As.Built dated July 2007
and on site plans, as built
985 west Chewolatte way Prestay Tholen Construction
see attached letter 1-31-2006 Bush & Gudgell inc
currently owned by Cindy Holbrook

which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742.

_____ I would like to view/inspect the record(s).

X I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to $_____. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs.

Rick O'Brien
Signature

10-18-19
Date

==========

CITY'S RESPONSE TO RECORD REQUEST – FOR OFFICE USE ONLY

X APPROVED – Requestor notified on: October 17, 20 19

_____ DENIED – Written denial sent on: _____, 20 ____

_____ NO RECORDS ON FILE – Notice sent to requestor on: _____, 20 ____

_____ Requestor notified that this office does not maintain the record(s); and, if known, was also notified of the name and address of agency that does maintain the record(s) on: _____, 20 ____

_____ Extension of time for extraordinary circumstances. Required notice sent to requestor on: _____, 20 ____

COPY FEES: $_____. If waived, approved by: _____

Cindy Valey
Signature

_____
Date

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
555 South 300 East
Salt Lake City, Utah 84111
(801) 364-1212
FAX (801) 364-1225

January 31, 2006

South Jordan Development Services
1600 West Towne Center Drive
South Jordan, Utah 84095

Attn: Sean Allen
Re: 985 & 975 West Charlotte Drive
Single Residential Developments

Dear Sean,

Attached are copies of the revised Civil Plans for the above referenced project. Please note that the revision is a result of my meeting with Jason Cooper (South Jordan City), and Rick Obrien (water user for Irrigation Ditch downstream of the project site) on January 9, 2006; and involves showing the improvements along 1000 West Street as being constructed in the future (owner shall bond for those improvements). This is a result of the request by the Irrigation user for the City to enter into an agreement to provide maintenance for this portion of the Irrigation Channel. It is my understanding that the City is not interested at this time in entering into an agreement for maintenance with the Irrigation User and therefore the catch basin and other improvements along 1000 West Street can not be constructed at this time.

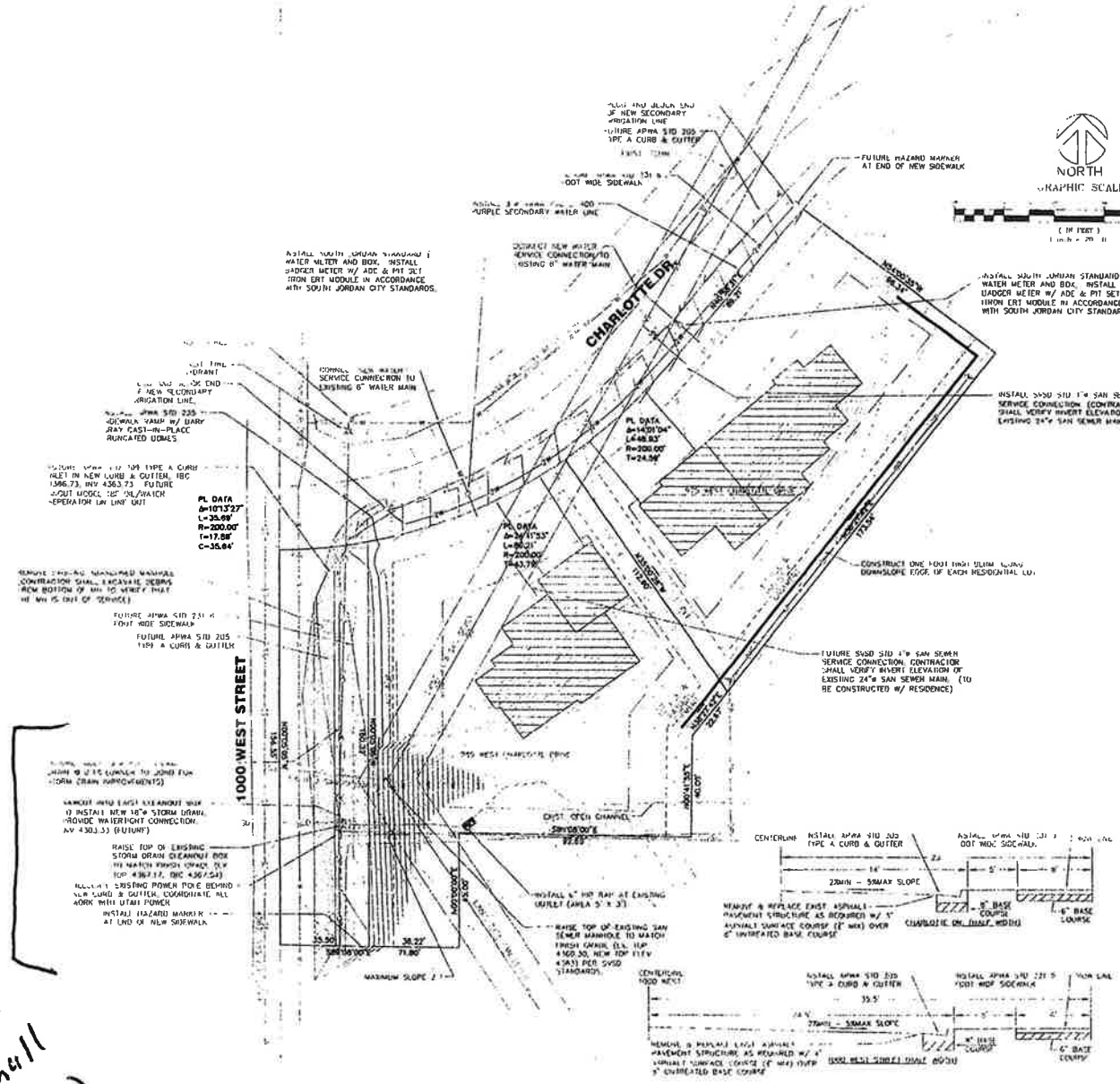
Please contact me if you have any comments or questions concerning this information. Thank you for your assistance.

Sincerely,

Bush and Gudgell Inc.,

George Buys, P.E.
Project Manager
Incl.

47216 31JAN06.wpd



GENERAL NOTES

1. THE SOUTH JORDAN CITY [illegible] INCLUDED AS PART OF THIS DOCUMENT. CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF SOUTH JORDAN CITY

2. CONTRACTOR SHALL CALL FOR BLUE STAKES, TELEPHONE 1-800-662-4111, A MINIMUM OF 48 HOURS BEFORE ANY EXCAVATION IS TO COMMENCE

3. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF SOUTH JORDAN PUBLIC UTILITIES DEPARTMENT, SOUTH VALLEY SEWER DISTRICT, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL IN ACCORDANCE WITH SOUTH JORDAN CITY STANDARDS. CONTRACTOR SHALL WET DOWN ALL DRY MATERIALS TO PREVENT BLOWING DUST AND REMOVE ALL RUBBISH TO PREVENT WIND SCATTERING.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF, OR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION

6. ALL EXISTING ASPHALT TO BE CUT SHALL BE SAWCUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION. ASPHALT PAVEMENT S RESTORE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SOUTH JORDAN CITY

7. NO GRADE CHANGES WILL BE PERMITTED FROM THAT SHOWN AND APPROVED ON THIS PLAN WITHOUT RESUBMITTING THE PROPOSED CHANGES TO THE OWNER, HIS REPRESENTATIVE, AND O THE SOUTH JORDAN ENGINEERING DEPARTMENT.

8. SOUTH VALLEY SEWER DISTRICT NOTES:
   A. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
   B. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
   C. FOUR FEET OF COVER WILL BE REQUIRED OVER ALL SEWER LINES.

9. ALL UTILITIES SHALL BE STUBBED TO LOTS BEFORE ROADWAY IS ASPHALTED. CUTS IN ROADWAY SHALL BE MAINTAINED UNTIL THE ROADWAY IS FINISHED

AS-BUILT DRAWINGS
JULY 2007

owner shall Bond

BUSH & GUDGELL, INC.
Engineers – Planners – Surveyors
555 South 300 East, Salt Lake City, Utah 84111
(801) 364-1212 Fax (801) 364-1223
Offices: St. George, Utah

975 & 985 WEST CHARLOTTE DR.
UTILITY & DRAINAGE PLAN
LOCATION: SEC 11, T3S, R1W, S.L.B.&M.
PREPARED FOR: PRESTON THOLEN

SHEET
C4
6

SOUTH JORDAN CITY

AGREEMENT FOR SUBDIVISION IMPROVEMENTS

(CASH BOND)

THIS AGREEMENT is made and entered into by and between Reston Tholen (hereinafter "Developer") whose address is 8130 W. Hayesville Rd. Cedarville Ut. 84017, and South Jordan City, a municipal corporation of the State of Utah, ("hereinafter "City") whose address is 1600 West Towne Center Drive, South Jordan, Utah 84095.

WHEREAS, Developer desired to establish and record a platted subdivision of land located within South Jordan City, Utah, said subdivision to be known as Charolette Dr. Lots 1 & 2, Approximately in the location of 975 & 985 W. 10000 So., in South Jordan City, and

WHEREAS, the City will not approve said subdivision unless Developer promises to install and warrant certain improvements as herein provided and security is provided for that promise in the amount of $ 11,734.25.

NOW, THEREFORE, in consideration of the mutual promises of the parties, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Installation of Improvements. The Developer agrees to install the street paving, water lines, curb, gutter, sidewalk, storm sewers, landscaping, parking, and other facilities required by the City for subdivisions (the "Improvements") precisely as shown on the plans, specifications, and drawings previously reviewed and approved by the City in connection with the subdivision and in accordance with the Construction Standards of the City, and on or before the date (2) years from the date of this Agreement. Developer further agrees to pay the total cost of obtaining and installing the Improvements; including the cost of acquiring any required easements. The sanitary sewer design and installation shall be in accordance with the requirements of the Salt Lake County Sewerage Improvement District No. 1. The sanitary sewer serving the subdivision shall be connected by the Developer to the Salt Lake County Sewerage Improvement District No. 1 system.

2. Dedication. The Developer shall dedicate to the City the areas shown on the subdivision plat as public streets and as public easements, provided however that Developer shall indemnify the City and its representatives from all liability claims, costs, and expenses of every nature, including attorneys fees which may be incurred by the City in connection with such public streets and public easements until the same are accepted by the City following final inspection of all Improvements and acceptance thereof by the City.

3. Cash Deposit. The Developer has executed and delivered to the City cash or a cashier's check in the aggregate amount of $ 11,734.25 for deposit with the City in its accounts (the "Cash Deposit"), which the Developer and the City stipulate to be a reasonable preliminary estimate of the cost of the Improvements, together with 10% of such cost to secure the warranty of this Agreement.

4. Progress Payments. The Developer may request the City to allow payment(s) from the Cash Deposit as the work progresses. The City shall, when thus requested in writing, inspect the construction, obtain any necessary documents and information, and determine any estimate of the cost of the work completed. The Developer shall also present to the City with the request, satisfactory proof of adequate waivers of any mechanic's or material man's lien(s), which could attach by reason of the construction performed. After receiving the request and making the cost determination, the City may in writing authorize disbursement to the Developer from the Cash Deposit in the amount of such estimate. The amount of such disbursement shall accordingly reduce the Cash Deposit.

5. Refund or Withdrawal. In the event the City determines it is necessary to withdraw funds from the Cash Deposit to complete construction of Improvements, and/or to make warranty repairs and corrections, the City may withdraw all or any part of the Cash Deposit and may cause the Improvements (or any part of them) to be constructed, completed or repaired using the funds received from the Cash Deposit. Any funds not expended in connection with the completion or warranty of said Improvements by the City shall be refunded to Developer upon completion or repair of the Improvements, less 15% of the original Cash Deposit, which shall be retained by the City as payment for its overhead and costs expended by the City's administration in completing the Improvements.

6. Preliminary Release. At the time herein provided, the City may authorize release of all funds comprising the Cash Deposit, except 10% of the estimated cost of the Improvements, which shall be retained by the City until final release pursuant to the next section. Said 10% shall continue as security for the performance by the Developer of all remaining obligations of this Agreement, including the warranty, and may be withdrawn by the City as provided hereinabove for any breach of such an obligation. The release provided for in this section shall occur when the City certifies that the Improvements are complete, which shall be when the Improvements have been installed as required and fully inspected and approved by the City, and after as constructed drawings have been supplied as required.

7. Release. Upon final inspection and acceptance of all the improvement by the City, the City may authorize release of the balance of the Cash Deposit except an amount equal to 10% of the City Engineer's estimated cost of the Improvements to insure Developer's performance of all warranty and other obligations of this Agreement. The City in the event of default by the Developer may withdraw such balance of the Cash Deposit.

8. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to the City of the cash Deposit as herein provided, and any withdrawals there from by the City shall not constitute a waiver or estoppel against the City and shall not release or relieve the Developer from its obligation to install and fully pay for the Improvements as required in paragraph 1 above, and the right of the City to withdraw from the Cash Deposit shall not affect any rights and remedies of the City against the Developer for breach of any covenant herein, including the covenants of paragraph 1 of this Agreement. Further, the Developer agrees that if the City withdraws from the Cash Deposit and performs or causes to be performed the installation or warranty work required of the Developer hereunder, then any and all costs incurred by the City in so doing which are not collected by the City by withdrawing from the Cash Deposit shall be paid by the Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

9. Connection. Upon performance by Developer of all obligations set forth in this Agreement and compliance with all applicable resolutions, rules, and regulations of the City, whether now or hereafter in force, including payment of all connection, review and inspection fees,

the City shall permit the Developer to connect the Improvements to the City's water, system and shall thereafter utilize and maintain such facilities to the extent and in the manner now or hereafter provided in the City's regulations.

10. Inspection. The Improvements, their installation, and all other work performed by the Developer or its agents pursuant to this Agreement shall be inspected at such times as the City may reasonably require and prior to closing any trench or excavation containing such Improvements. The City shall have a reasonable time of not less than 24 hours after notice in which to send its representatives to inspect the Improvements. The Developer prior to such inspection shall pay any required connection and impact fees to the City. In addition, the Developer prior to inspection shall pay all inspection fees required by the ordinance and resolutions of the City to the City.

11. Ownership. The Improvements shall become the property of the City upon final inspection and approval of the Improvements by the City, and the Developer shall thereafter advance no claim or right of ownership, possession, or control of the Improvements.

12. As Constructed Drawings. The Developer shall furnish t the City two sets of drawings showing the Improvements and the Developer as such has actually constructed any related structures or materials. The City shall not be obligated to release the Cash Deposit until the "as constructed" drawings have been provided to the City.

13. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

14. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

15. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

16. Governing Law. The laws of the State of Utah hereunder shall govern this Agreement and the performance.

17. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

18. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

19. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

20. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

21. Default. In the event either party hereto default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

22. Other Bonds. This Agreement and the Cash Deposit do not alter the obligation of Developer to provide other bonds under applicable ordinances of the City. The furnishing of security in compliance with the requirements of other jurisdictions shall not adversely affect the ability of the City to draw on the Cash Deposit as provided herein.

23. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

24. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

25. Warranty. The Developer hereby warrants that the Improvements installed, and every part thereof together with the surface of the land and any improvements thereon restored by the Developer, shall remain in good condition and free from all defects due to faulty materials or workmanship during the Warranty Period, and the Developer shall promptly make all repairs, corrections, and/or replacements for all defects in workmanship, materials, and equipment during the Warranty Period, without charge or cost to the City. The City may at any time or times during the Warranty Period inspect, photograph, or televise the Improvements and notify the Developer of the condition of the Improvements. The Developer shall thereupon immediately make any repairs or corrections required by this section. "Warranty Period" means a period of two (2) years beginning on the date on which the City certifies the Improvements complete.

26. Amendment. Any amendment or modification of this Agreement shall be made in writing, signed by the parties, and attached hereto.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed by their respective duly authorized representatives this 1st day of May, 200 6.

DEVELOPER: Preston Nelson

By: Preston Nelson

ITS: President

CITY: SOUTH JORDAN CITY

~~Gary Whatcott~~ Rob Wall
Assistant City Manager

Brad Klavano
Brad Klavano
City Engineer

Finance Council
Title:

Approved as to form:

City Attorney

Approved as to form:

City Attorney

DEVELOPERS ACKNOWLEDGEMENT

(Complete if Developer is and Individual)

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 200_____, personally appeared before me _____, the signer(s) of the foregoing instrument who duly acknowledged that he/she/they executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

(Complete if Developer is a Corporation)

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 1st day of May, 2006, personally appeared before me Preston Tholen, who being by my duly sworn, did say that he is the President of Preston Tholen Construction, a corporation, and that said instrument was sighed in behalf of said corporation by authority of its bylaws (or by a resolution of its Board of Directors) and said Preston Tholen acknowledged to me that said corporation executed the same.

Penny L Knight
NOTARY PUBLIC

My Commission Expires: Feb 3, 2008

Residing at: West Jordan

Notary Public
PENNY L. KNIGHT
1600 W Towne Center Drive
South Jordan, UT 84095
My Commission Expires
February 3, 2008
State of Utah

DEVELOPERS ACKNOWLEDGEMENT

(Complete if Developer is a Partnership)

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 200__ , personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of _____, a partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held by authority of its by-laws and signed in behalf of said partnership.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

(Complete if Developer is a Limited Liability Company)

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 200__ , personally appeared before me _____, who being by my duly sworn, did say that he is the _____ of _____ _____, a limited liability company, and that the foregoing instrument was duly authorized by the limited liability company at a lawful meeting held by authority of its operating agreement and signed in behalf of said Limited Liability Company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
:SS.
COUNTY OF SALT LAKE)

On the 8th day of May, 2006, personally appeared before me Brad Klavano, who being by me duly sworn, did say that he is the City Engineer of South Jordan City, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said City Engineer acknowledged to me that the City executed the same.

Notary Public
PENNY L. KNIGHT
1600 W. Towne Center Drive
South Jordan, UT 84095
My Commission Expires
February 3, 2008
State of Utah

Penny L Knight
NOTARY PUBLIC

My Commission Expires:
Feb 3, 2008

Residing at:
West Jordan

[OR AS SUPPLIED BY BANK]

EXHIBIT "A"

SIGHT DRAFT

To Drawee_____ _____
_____, Utah _____

PAY TO THE ORDER OF South Jordan City on sight the sum of _____
_____ dollars $_____ drawn against Account
No._____.

SOUTH JORDAN CITY

BY:_____
City Engineer

BANK'S ACKNOWLEDGEMENT

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On the _____ day of _____, 200_____, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of _____, a corporation, and that said instrument was signed in behalf of sid corporation by authority of its bylaws (or by a resolution of its Board of Directors) and said _____ acknowledged to me that said corporation executed the same.

_____
NOTARY PUBLIC

My Commission Expires:
_____

Residing at:
_____

EXHIBIT A

SOUTH JORDAN CITY

BOND ESTIMATES (for future improvements) (cash bond)

Date Prepared:	February 14, 2006
Prepared By:	Jason Cooper
Prepared For:	Preston Tholen
Number of Lots	2
Total Acreage:	0.7687

Site Address:	975 & 985 West Charlotte Dr.
Developer:	Preston Tholen
Address:	813 S. West Hoystville Rd
Phone #:	801-556-7051

Fee Zone:

Street Lights:

DESCRIPTION	UNIT of MEASUREMENT	QUANTITY	UNIT PRICE	TOTAL PRICE	BOND RELEASE	PREVIOUS RELEASES
WATER SYSTEM						
12" Water Main	LF	0.00	$35.00	$0.00	$0.00	$0.00
10" Water Main	LF	0.00	$30.00	$0.00	$0.00	$0.00
8" Water Main	LF	0.00	$20.00	$0.00	$0.00	$0.00
14" Water Main	LF	0.00	$40.00	$0.00	$0.00	$0.00
24" Water Main	LF	0.00	$80.00	$0.00	$0.00	$0.00
16" Butterfly Valve	EA	0.00	$2,200.00	$0.00	$0.00	$0.00
12" Valve	EA	0.00	$1,700.00	$0.00	$0.00	$0.00
10" Valve	EA	0.00	$1,200.00	$0.00	$0.00	$0.00
8" Valve	EA	0.00	$830.00	$0.00	$0.00	$0.00
14" Valve	EA	0.00	$2,000.00	$0.00	$0.00	$0.00
24" Valve	EA	0.00	$4,000.00	$0.00	$0.00	$0.00
Fire Hydrant	EA	0.00	$2,500.00	$0.00	$0.00	$0.00
Blowoff Assembly	EA	0.00	$950.00	$0.00	$0.00	$0.00
Air/Vac Assembly	EA	0.00	$3,250.00	$0.00	$0.00	$0.00
Service Connections	EA	0.00	$500.00	$0.00	$0.00	$0.00
Sample Stations	EA	0.00	$500.00	$0.00	$0.00	$0.00
PRV Station	EA	0.00	$28,000.00	$0.00	$0.00	$0.00
Jack & Bore	EA	0.00	$30,000.00	$0.00	$0.00	$0.00
Connect to Existing System (Hot Tap)	EA	0.00	$4,000.00	$0.00	$0.00	$0.00
Meter Box	EA	0.00	$500.00	$0.00	$0.00	$0.00
Blank				$0.00	$0.00	$0.00
Blank				$0.00	$0.00	$0.00
Blank				$0.00	$0.00	$0.00
Blank				$0.00	$0.00	$0.00
10% Contingency				$0.00		
WATER SYSTEM SUB-TOTAL				**$0.00**	**$0.00**	**$0.00**
ROAD WORK						
Excavation	CY	0.00	$4.00	$0.00	$0.00	$0.00
Road Export	CY	0.00	$10.00	$0.00	$0.00	$0.00
Road Import/Fill	CY	0.00	$12.00	$0.00	$0.00	$0.00
Granular Fill	SQ FT	0.00	$0.55	$0.00	$0.00	$0.00
8" Road Base	SQ FT	975.00	$0.50	$487.50	$0.00	$0.00
4" Road Base	SQ FT	0.00	$0.30	$0.00	$0.00	$0.00
Curb and Gutter	LF	390.00	$12.00	$4,680.00	$0.00	$0.00
Waterway	LF	0.00	$28.00	$0.00	$0.00	$0.00
Sidewalk	SQFT		$2.50	$0.00	$0.00	$0.00
4' Sidewalk w/Road Base	LF	0.00	$11.00	$0.00	$0.00	$0.00
6' Sidewalk w/Road Base	LF	0.00	$12.00	$0.00	$0.00	$0.00
3" Asphalt	SQ FT	0.00	$1.00	$0.00	$0.00	$0.00
4" Asphalt	SQ FT	0.00	$1.35	$0.00	$0.00	$0.00
3" Asphalt with Roadbase	SQ FT	0.00	$1.50	$0.00	$0.00	$0.00
Subdivision Street Light	EA	0.00	$2,000.00	$0.00	$0.00	$0.00
Collector Street Light 71' R/W	EA	0.00	$3,300.00	$0.00	$0.00	$0.00
Collector Street Light 85'-111' R/W	EA	0.00	$3,800.00	$0.00	$0.00	$0.00
Temporary Access	SF	0.00	$1.50	$0.00	$0.00	$0.00
Temporary Turnaround	SF	0.00	$1.50	$0.00	$0.00	$0.00
Asphalt Cutting	LF	0.00	$0.95	$0.00	$0.00	$0.00
Handicap Ramp	EA	0.00	$200.00	$0.00	$0.00	$0.00
Traffic Circle	EA	0.00	$10,000.00	$0.00	$0.00	$0.00
Striping	LF	0.00	$0.81	$0.00	$0.00	$0.00
'lank				$0.00	$0.00	$0.00
'k				$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00
'ency				$516.75		
ROAD WORK SUB-TOTAL				**$5,684.25**	**$0.00**	**$0.00**

STORM DRAINAGE						
36" RCP	LF	0.00	$55.00	$0.00	$0.00	$0.00
30" RCP	LF	0.00	$50.00	$0.00	$0.00	$0.00
24"RCP,import granular backfill	LF	0.00	$40.00	$0.00	$0.00	$0.00
21" RCP	LF	0.00	$38.00	$0.00	$0.00	$0.00
18" RCP,import granular backfill	LF	100.00	$36.00	$3,600.00	$0.00	$0.00
15" RCP,import granular backfill	LF	0.00	$31.00	$0.00	$0.00	$0.00
12" RCP	LF	0.00	$30.00	$0.00	$0.00	$0.00
TV Storm Drain Line	LF	100.00	$1.00	$100.00	$0.00	$0.00
Inlet Box	EA	1.00	$1,500.00	$1,500.00	$0.00	$0.00
Cleanout Box	EA	0.00	$1,900.00	$0.00	$0.00	$0.00
Combination Box	EA	0.00	$2,700.00	$0.00	$0.00	$0.00
Energy Disipator Box	EA	0.00	$2,200.00	$0.00	$0.00	$0.00
4' x 8' Storm Drain Vault	EA	0.00	$4,000.00	$0.00	$0.00	$0.00
Detention Pond Landscaping	SQ FT	0.00	$1.75	$0.00	$0.00	$0.00
Detention Basin	CY	0.00	$4.00	$0.00	$0.00	$0.00
Oil/Water Separator	EA	0.00	$175.00	$0.00	$0.00	$0.00
Grease Trap	EA	0.00	$6,000.00	$0.00	$0.00	$0.00
Underdrain 8"	LF	0.00	$12.00	$0.00	$0.00	$0.00
Manhole	EA	0.00	$2,500.00	$0.00	$0.00	$0.00
Side and Backyard Drainage Swale	LF	0.00	$12.00	$0.00	$0.00	$0.00
Rip Rap Channel	EA	0.00	$1,000.00	$0.00	$0.00	$0.00
Berm	EA	0.00	$6,000.00	$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
10% Contingency				*$520.00*		
STORM DRAINAGE SUB-TOTAL				**$5,720.00**	**$0.00**	**$0.00**

SECONDARY WATER SYSTEM						
8" Main Line	LF	0.00	$20.00	$0.00	$0.00	$0.00
8" Valve	EA	0.00	$1,000.00	$0.00	$0.00	$0.00
Air/Vac Assembly	EA	0.00	$3,250.00	$0.00	$0.00	$0.00
Drain Assembly	EA	0.00	$1,000.00	$0.00	$0.00	$0.00
12" PVC Waterline (Irrigation)	LF	0.00	$26.00	$0.00	$0.00	$0.00
10" PVC Waterline (Irrigation)	LF	0.00	$24.00	$0.00	$0.00	$0.00
16" Valve	EA	0.00	$2,200.00	$0.00	$0.00	$0.00
12" Valve	EA	0.00	$1,700.00	$0.00	$0.00	$0.00
10" Valve	EA	0.00	$1,150.00	$0.00	$0.00	$0.00
Jack & Bore	EA	0.00	$30,000.00	$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
10% Contingency				*$0.00*		
SECONDARY WATER SYSTEM SUB-TOTAL				**$0.00**	**$0.00**	**$0.00**

IRRIGATION SYSTEM						
18" RCP,import granular backfill	LF	0.00	$36.00	$0.00	$0.00	$0.00
15" RCP,import granular backfill	LF	0.00	$31.00	$0.00	$0.00	$0.00
Clean Out Box	EA	0.00	$2,000.00	$0.00	$0.00	$0.00
Head Wall	EA	0.00	$800.00	$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
10% Contingency				*$0.00*		
IRRIGATION SYSTEM SUB-TOTAL				**$0.00**	**$0.00**	**$0.00**

FENCE AND LANDSCAPE						
Six Foot Chain Link	LF	0.00	$12.00	$0.00	$0.00	$0.00
Six Foot Vinyl Fence	LF	0.00	$30.00	$0.00	$0.00	$0.00
Six Foot Block Wall	LF	0.00	$60.00	$0.00	$0.00	$0.00
Six Foot Concrete Panel Fence	LF	0.00	$60.00	$0.00	$0.00	$0.00
Collector Street Fencing	LF	0.00	$75.00	$0.00	$0.00	$0.00
Parkstrip Improvements	SQFT	0.00	$2.25	$0.00	$0.00	$0.00
Landscaping Tree/Irrigation/Sod	LF	0.00	$10.00	$0.00	$0.00	$0.00
Stamped Concrete	SQFT	0.00	$8.00	$0.00	$0.00	$0.00
Dyed Concrete	LF	0.00	$9.00	$0.00	$0.00	$0.00
Parkstrip Trees	EA	0.00	$300.00	$0.00	$0.00	$0.00
Anti-graffiti seal for concrete walls	LF	0.00	$2.00	$0.00	$0.00	$0.00
3 ft Collector Street Fencing	LF	0.00	$38.00	$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
10% Contingency				*$0.00*		
FENCING SUB-TOTAL				**$0.00**	**$0.00**	**$0.00**

PARKS AND TRAILS						
Sod & Sprinkler	SQFT	0.00	$0.00	$0.00	$0.00	$0.00
10' Trail Regrind	SQFT	0.00	$0.00	$0.00	$0.00	$0.00
10' Asphalt Trail	SQFT	0.00	$0.00	$0.00	$0.00	$0.00
Tot Lot	SQFT	0.00	$0.00	$0.00	$0.00	$0.00
Parking	SQFT	0.00	$0.00	$0.00	$0.00	$0.00
Fencing	LF	0.00	$10.00	$0.00	$0.00	$0.00
Trail Improvements	SQFT	0.00	$1.50	$0.00	$0.00	$0.00
Pedestrian Path w/Fence	LF	0.00	$30.00	$0.00	$0.00	$0.00
Playground/Park Amenities	LS	0.00	$50,000.00	$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
10% Contingency				*$0.00*		
PARKS AND TRAILS SUB-TOTAL				**$0.00**	**$0.00**	**$0.00**

FINISH ITEMS						
Meter Boxes	EA	0.00	$120.00	$0.00	$0.00	$0.00
Concrete Pad, Valves & Hydrants	EA	0.00	$175.00	$0.00	$0.00	$0.00
Secondary Service Risers	EA	0.00	$300.00	$0.00	$0.00	$0.00
Storm Drain Inlet Grate	EA	1.00	$300.00	$300.00	$0.00	$0.00
Raise Manhole	EA	0.00	$400.00	$0.00	$0.00	$0.00
Street Signs	EA	0.00	$200.00	$0.00	$0.00	$0.00
Survey Monuments	EA	0.00	$300.00	$0.00	$0.00	$0.00
Electronic Format of As-builts (.dxf)	EA	0.00	$500.00	$0.00	$0.00	$0.00
As-built Drawings (Mylar)	EA	0.00	$1,000.00	$0.00	$0.00	$0.00
Relocate Utility Underground	LF	0.00	$120.00	$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
Blank		0.00		$0.00	$0.00	$0.00
10% Contingency				*$30.00*		
FINISH ITEMS SUB-TOTAL				**$330.00**	**$0.00**	**$0.00**

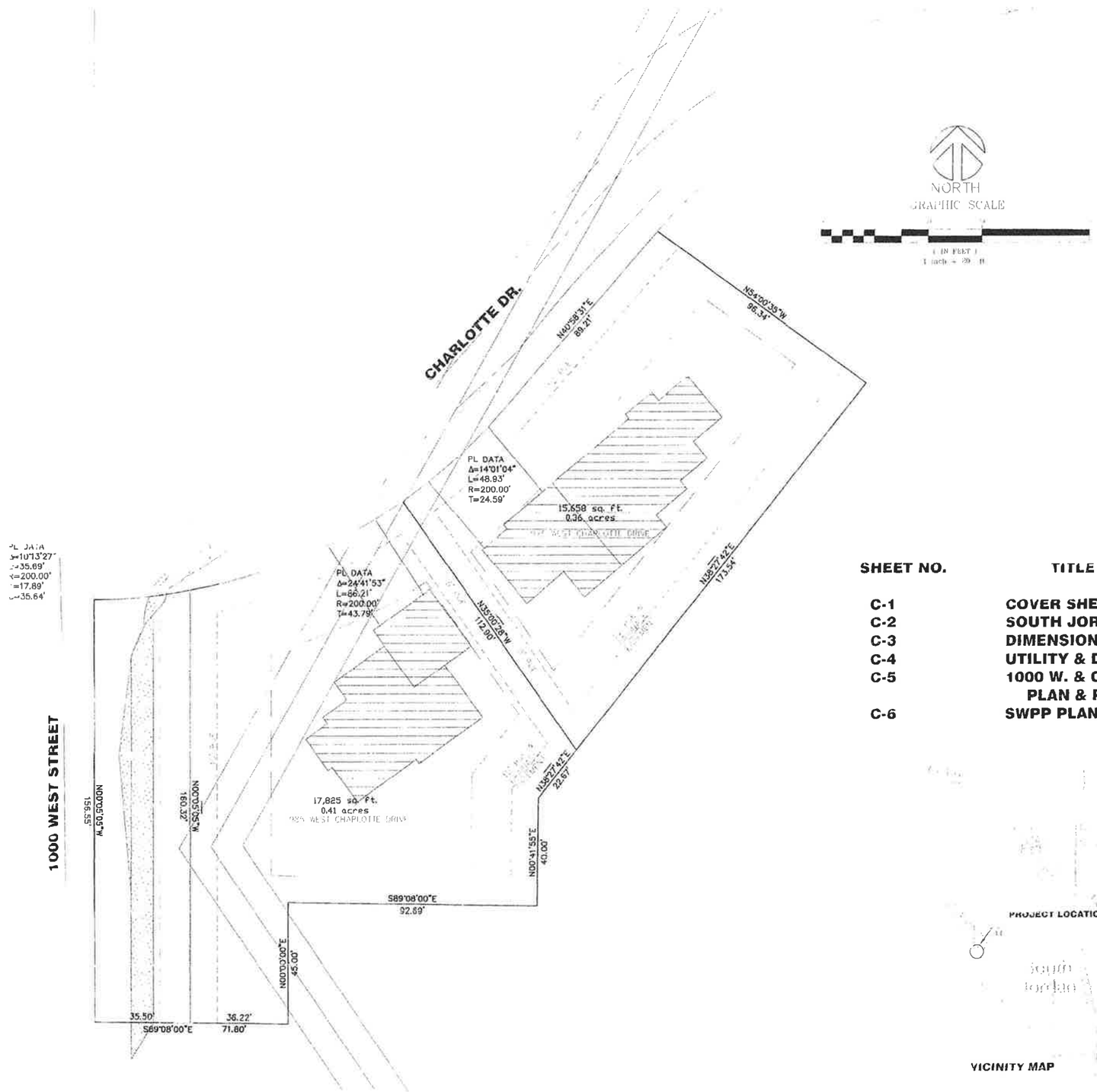
PROJECT SUB-TOTAL	$11,734.25
2" MILL & OVERLAY RETENTION THROUGH WARRENTY PERIOD	$0.00

TOTAL PROJECT BONDING AMOUNT	**$11,734.25**

TOTAL AMOUNT THIS BOND RELEASE	$0.00
AMOUNT REMAINING	$11,734.25

***NOTE TO DEVELOPER**

The Unit Prices, Quantities, Sub-Totals, Bond Release amounts and Project Total on this Document are ESTIMATES ONLY and are intended only to establish the Bond Amount as set forth in the Bond Agreement of which this document is an exhibit. The estimates shall not limit Developer's financial responsibility to fully complete and warrant all Improvements as required by South Jordan City ordinances and the Bond Agreement. The Developer shall be obligated to compensate the City for all costs, including incidental costs, related to the completion and warranty of the Improvements should the Bond Amount provided to the City, for whatever reason be inadequate.



SHEET NO.	TITLE
C-1	COVER SHEET
C-2	SOUTH JORDAN STANDARD NOTES
C-3	DIMENSIONED SITE PLAN
C-4	UTILITY & DRAINAGE PLAN
C-5	1000 W. & CHARLOTTE DR. PLAN & PROFILE
C-6	SWPP PLAN

VICINITY MAP

1 SAUGDS GWB SVSD REVISIONS

BUSH & GUDGELL, INC.
Engineers – Planners – Surveyors
555 South 300 East, Salt Lake City, Utah 84111
(801) 364-1212 Fax (801) 364-1225
Offices: St. George, Utah

DRAWN GWB DATE JULDS
DESIGN GWB
CHECKED
APPROVED
SCALE 1 INCH = 20 FEET
JOB No. 47216

975 & 985 WEST CHARLOTTE DR.
COVER SHEET
LOCATION: SEC 11, T3S, R1W, S.L.B.&M.
PREPARED FOR: PRESTON THOLEN

[illegible]

Streetlight Category & Type: Streets

[illegible]

975 & 985 WEST CHARLOTTE DR.
SOUTH JORDAN STANDARD NOTES
LOCATION: SEC 11, T3S, R1W, S.L.B.&M.
PREPARED FOR: PRESTON THOLEN

Drawn GWB Date JUL05
Designed GWB
Checked
Approved
Scale 1 INCH = 20 FEET
Job No. 47216

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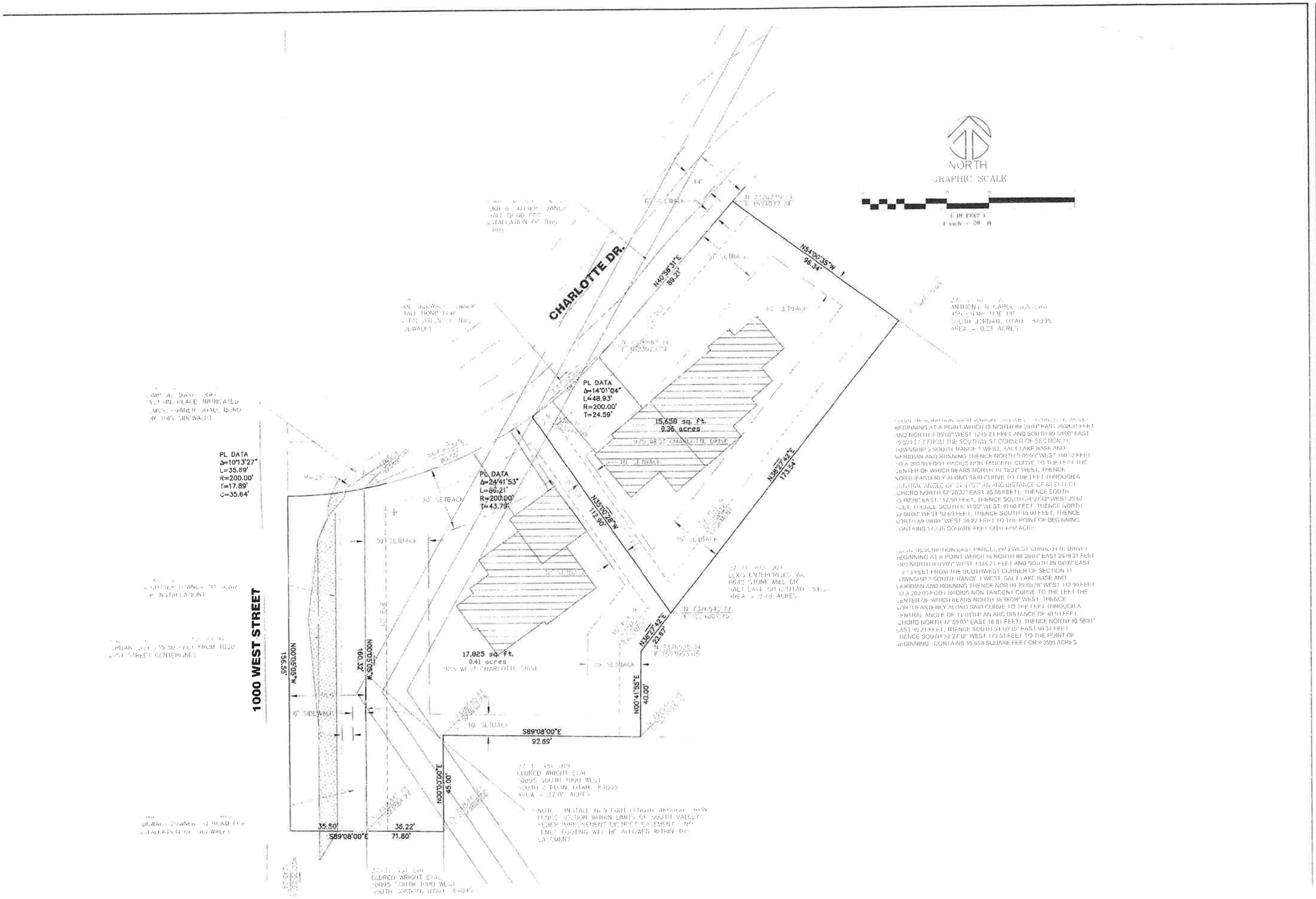
1 8AUG05 GWB SVSD REVISIONS

SHEET

AS-BUILT DRAWINGS



4	30JAN06	GWB	SOUTH JORDAN REVISIONS
3	29SEP05	GWB	SOUTH JORDAN REVISIONS
2	9SEP05	GWB	SOUTH JORDAN REVISIONS
1	8AUG05	GWB	SVSD REVISIONS

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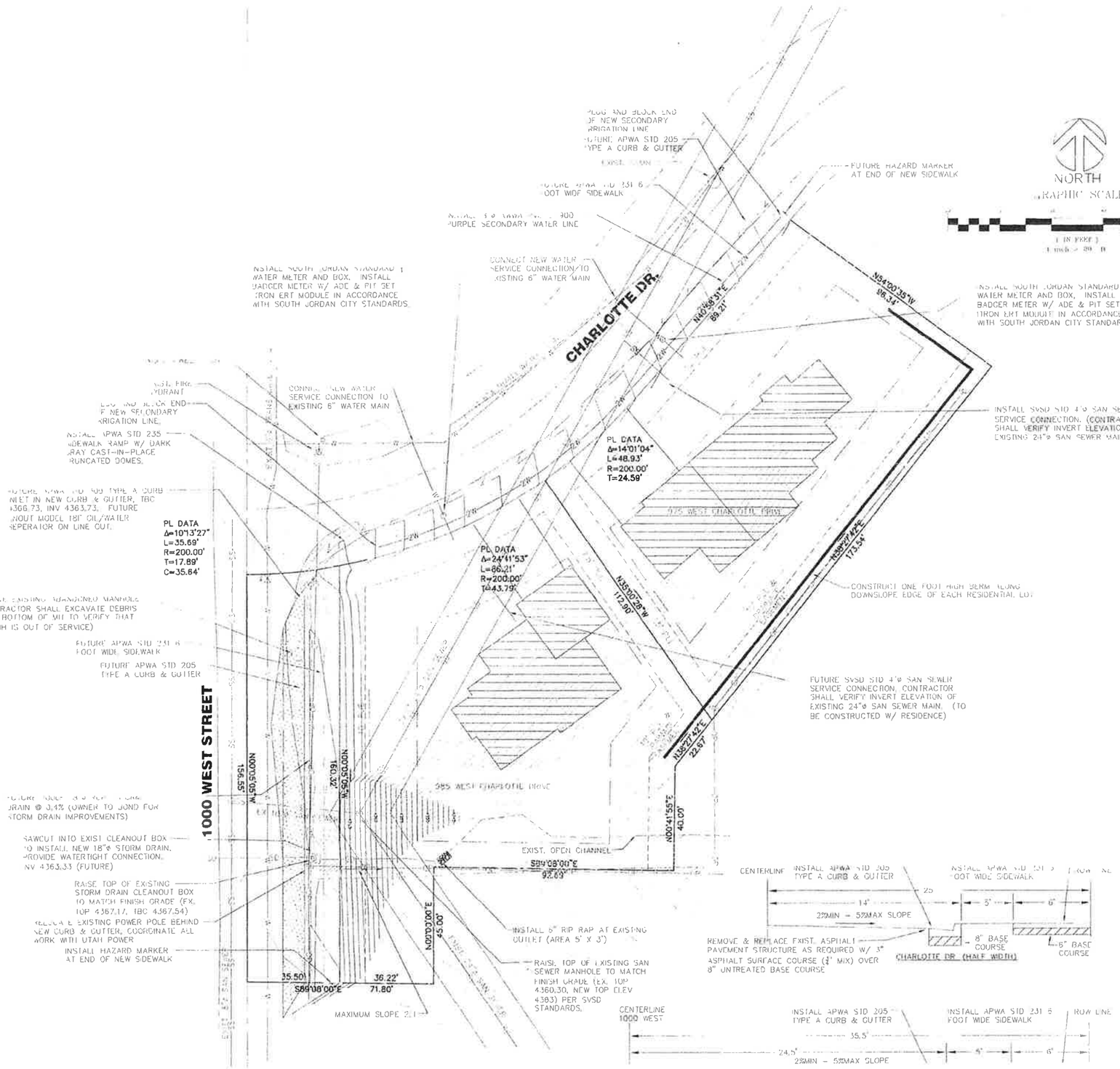
Drawn: GWB Date: JUL05
Designed: GWB
Chk'd by:
App'd by:
Scale: 1 INCH = 20 FEET
Job No: 47216

975 & 985 WEST CHARLOTTE DR.
DIMENSIONED SITE PLAN
LOCATION: SEC 11, T3S, R1W, S.L.B.&M.
PREPARED FOR: PRESTON THOLEN



GENERAL NOTES:

1. THE SOUTH JORDAN CITY GENERAL NOTES ARE INCLUDED AS PART OF THIS DOCUMENT. CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF SOUTH JORDAN CITY.

2. CONTRACTOR SHALL CALL FOR BLUE STAKES, TELEPHONE 1-800-662-4111, A MINIMUM OF 48 HOURS BEFORE ANY EXCAVATION IS TO COMMENCE.

3. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF SOUTH JORDAN PUBLIC UTILITIES DEPARTMENT, SOUTH VALLEY SEWER DISTRICT, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL IN ACCORDANCE WITH SOUTH JORDAN CITY STANDARDS. CONTRACTOR SHALL WET DOWN ALL DRY MATERIALS TO PREVENT BLOWING DUST AND REMOVE ALL RUBBISH TO PREVENT WIND SCATTERING.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF, OR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.

8. ALL EXISTING ASPHALT TO BE CUT SHALL BE SAWCUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION. ASPHALT PAVEMENT STRUCTURE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SOUTH JORDAN CITY.

7. NO GRADE CHANGES WILL BE PERMITTED FROM THAT SHOWN AND APPROVED ON THIS PLAN WITHOUT RESUBMITTING THE PROPOSED CHANGES TO THE OWNER, HIS REPRESENTATIVE, AND TO THE SOUTH JORDAN ENGINEERING DEPARTMENT.

9. SOUTH VALLEY SEWER DISTRICT NOTES:
   A. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
   B. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
   C. FOUR FEET OF COVER WILL BE REQUIRED OVER ALL SEWER LINES.

1. ALL UTILITIES SHALL BE STUBBED TO LOTS BEFORE ROADWAY IS ASPHALTED. CUTS IN ROADWAY SHALL BE MAINTAINED UNTIL THE ROADWAY IS FINISHED.

6	30JAN06	GWB SOUTH JORDAN REVISIONS
4	20OCT05	GWB SOUTH JORDAN REVISIONS
3	29SEP05	GWB SOUTH JORDAN REVISIONS
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1	8AUG05	GWB SVSD REVISIONS

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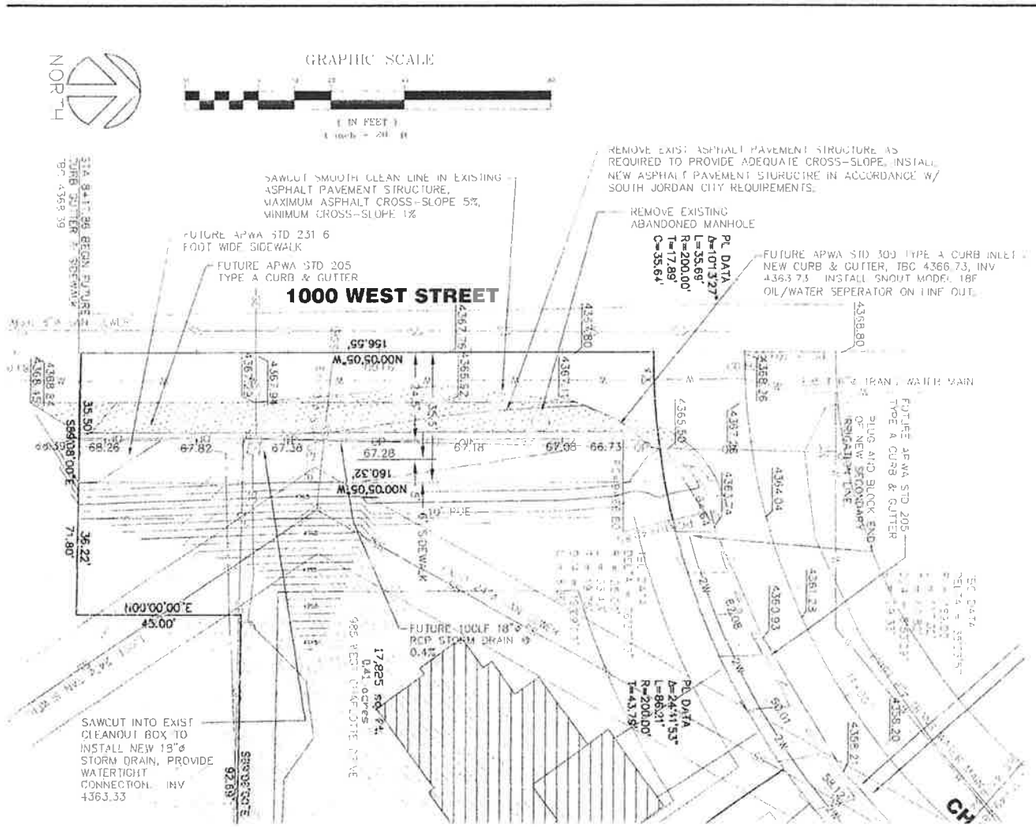
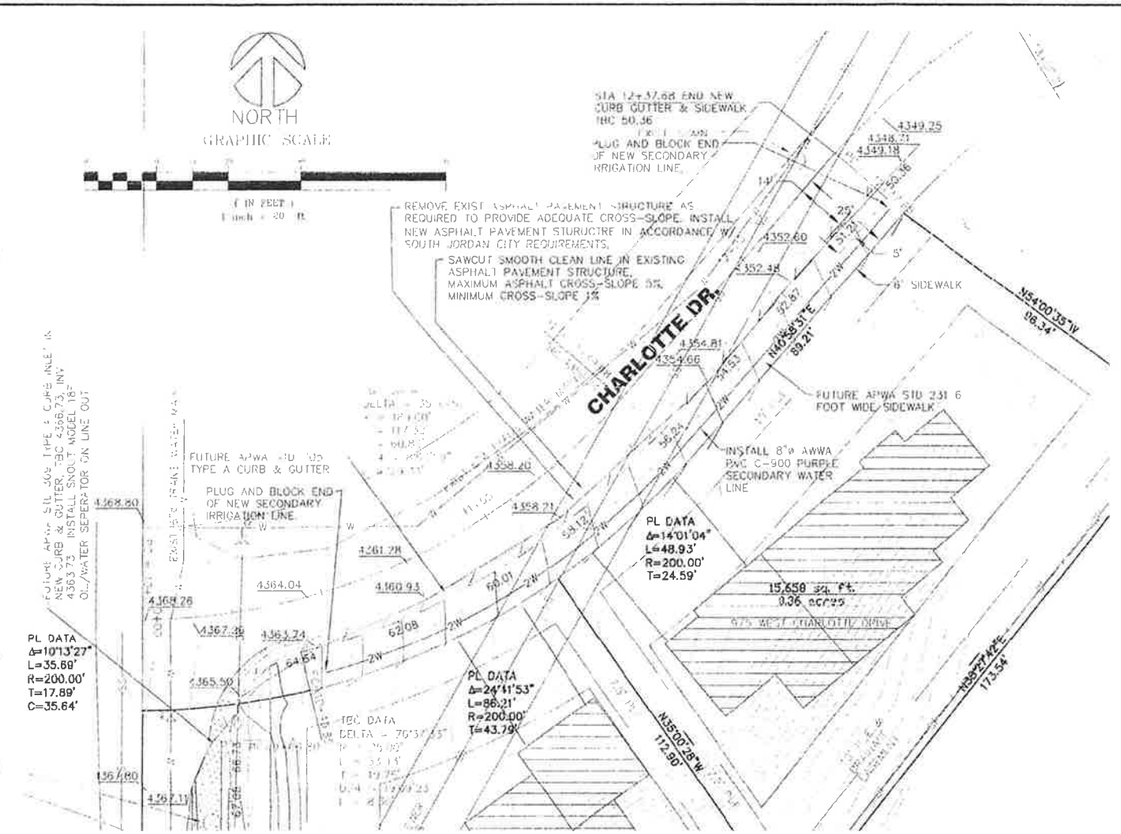
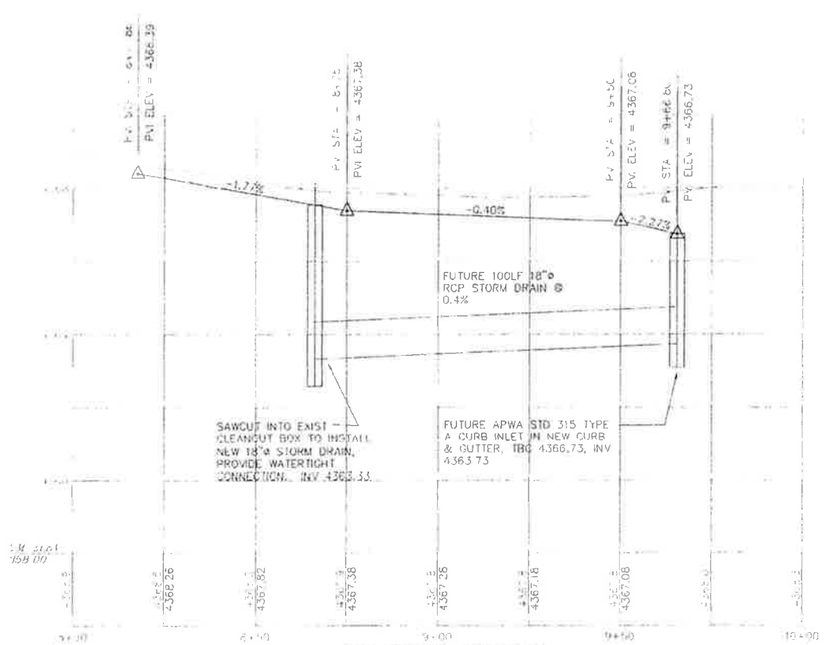
Offices: St. George, Utah

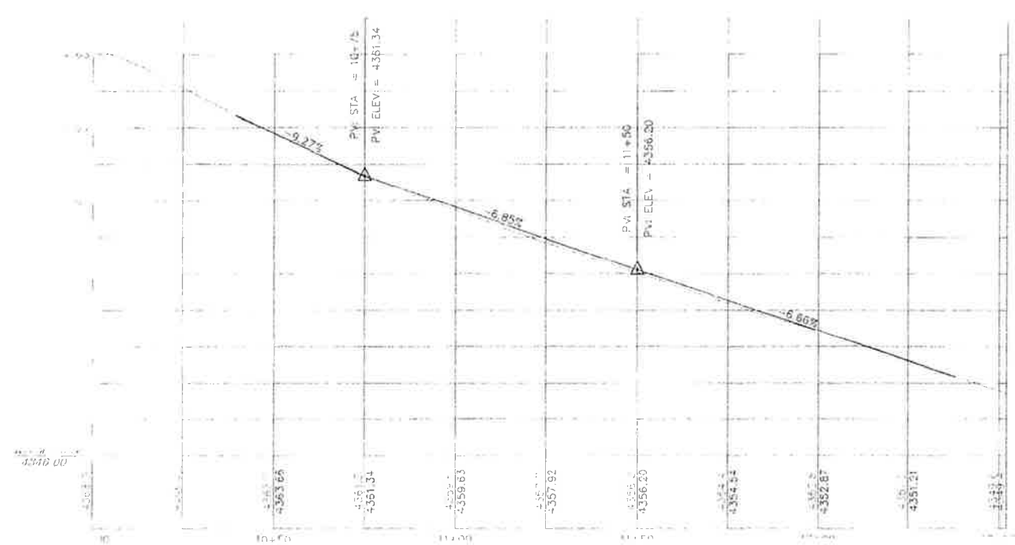
Drawn GWB Date JUL05
Designed GWB
Checked
Approved
Scale 1 INCH = 20 FEET
Job No. 47216

975 & 985 WEST CHARLOTTE DR.
UTILITY & DRAINAGE PLAN
LOCATION: SEC 11, T3S, R1W, S.L.B.&M.
PREPARED FOR: PRESTON THOLEN









4	30JAN06 GWB	SOUTH JORDAN REVISIONS
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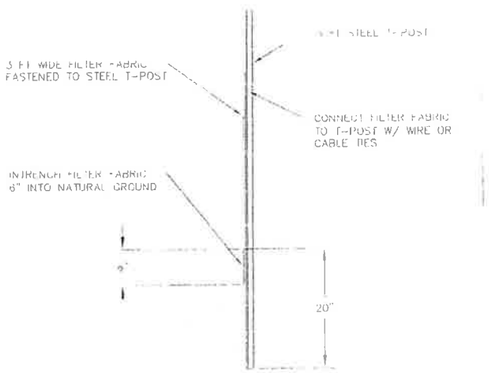
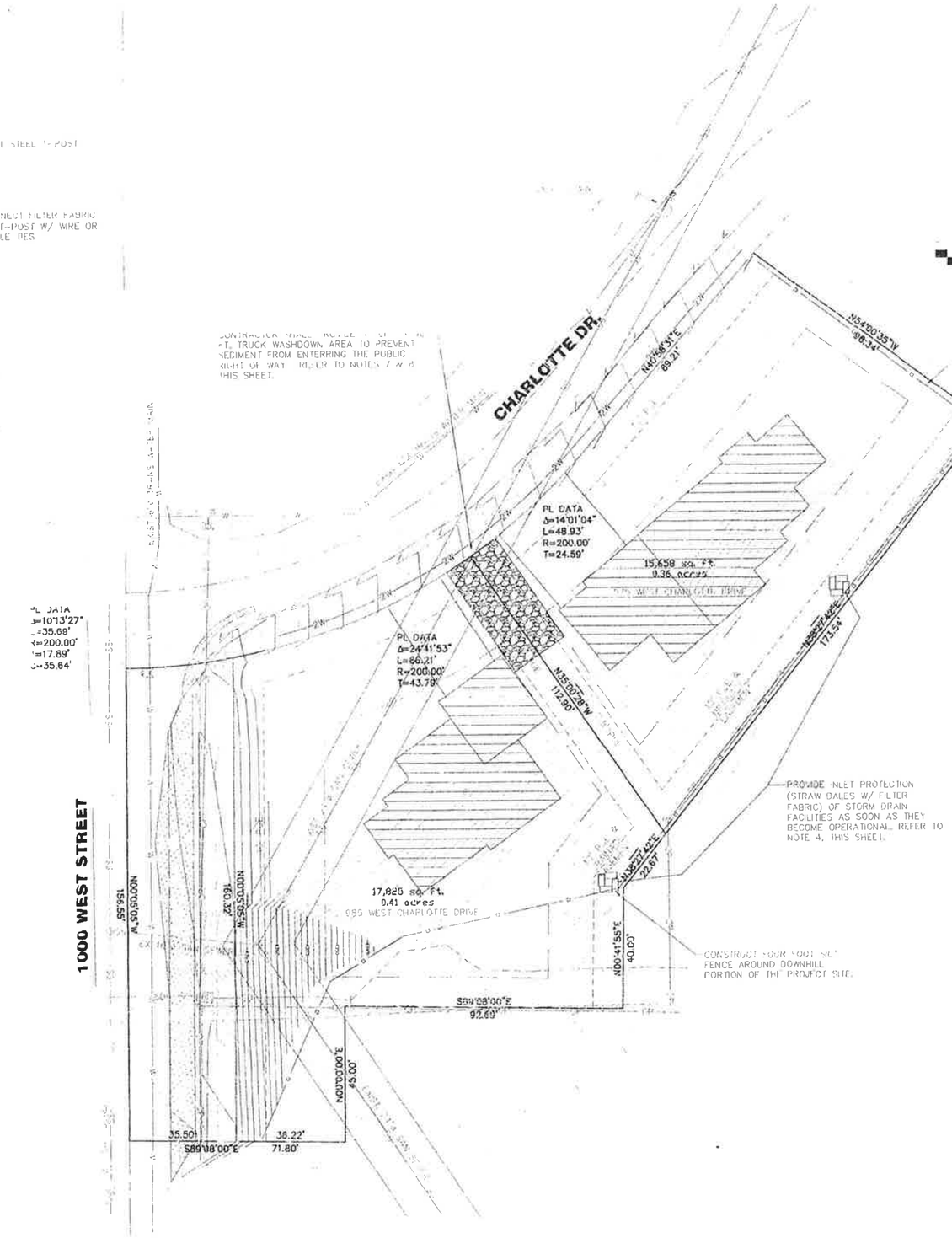
Drawn GWB Date JULY05
Designed GWB
Checked
Approved
Scale 1 INCH = 20 FEET
Job No. 47216

975 & 985 WEST CHARLOTTE DR.
W & CHARLOTTE DR. PLAN & PROFILE
LOCATION: SEC 11, T3S, R1W, S.L.B.&M.
PREPARED FOR: PRESTON THOLEN





GENERAL EROSION CONTROL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVISES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE. STREETS SHALL BE KEPT CLEAN AT ALL TIMES.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS

14. ALL FENCES SHALL BE INSPECTED AFTER EACH STORM OCCURRENCE AND CORRECTIONS MADE WHERE WARRANTED TO ENSURE THE INTEGRITY OF THE SILT FENCE.

2	29SEP05 GWB SOUTH JORDAN REVISIONS
1	9SEP05 GWB SOUTH JORDAN REVISIONS

BUSH & GUDGELL, INC.
Engineers – Planners – Surveyors
555 South 300 East, Salt Lake City, Utah 84111
(801) 364-1212 Fax (801) 364-1225
Offices: St. George, Utah

Date	GWB	JULIOS
Designed	GWB	
Drawn		
Checked		
Approved		
Scale	1 INCH = 20 FEET	
File No.	97216	

975 & 985 WEST CHARLOTTE DR.
SWPP
LOCATION: SEC 11, T3S, R1W, S.L.B.&M.
PREPARED FOR: PRESTON THOLEN

SOUTH JORDAN CITY
CONSTRUCTION ESCROW RECONCILIATION

DATE	RECEIVED FROM	ADDRESS	LOT	SUBDIVISION		AMOUNT	REFUNDED	DATE	PA#
5/3/2006	Preston Tholen Construction	813 SW Hoytsville Rd	1 & 2 Charlotte Dr	Cash Bond	$	11,734.25			