

EL PASO COUNTY COLORADO



COLORADO

**Exhibit B
Road Impact Fee Credit Agreement Table of Eligible Improvements**

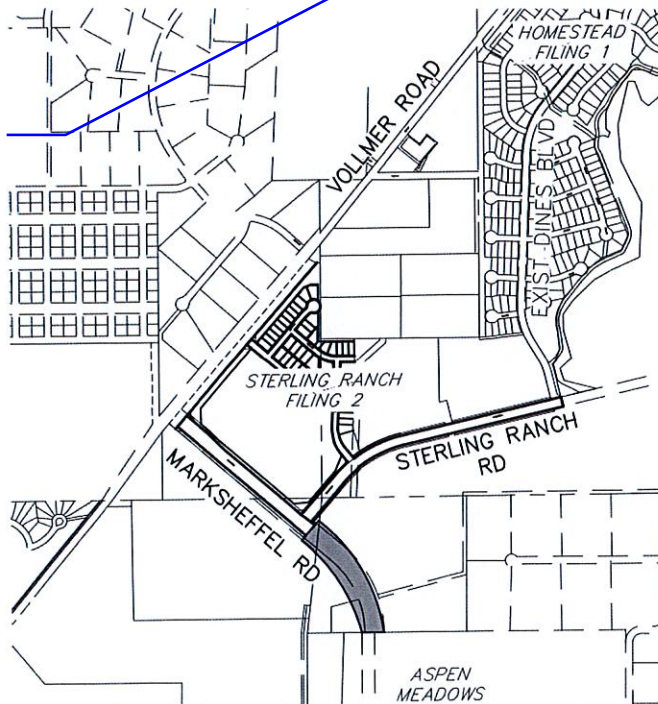
Date	5-Sep-23	Contact Information	
Contributor	SRMD No.3	Name	Doug Stimple
Project Name	Sterling Ranch	Title	President
Project Location	East of Vollmer, N of Woodmen	Company	SRMD #3
Project Number	CDR 22-19	Address	121 S. Tejon St, Suite 1100, Colorado Springs, CO 80903
		Email	DouglasS@classichomes.com
		Phone Number	719-592-9333

Line No.	Improvement Type	Functional Class	Street	To - From	Segment Length in Linear Feet or Number of Legs	Unit Cost	Length X Unit Cost	Estimated Credit Value
1	Capacity	PA	Marksheffel Rd. Seg. 2	4 Lanes, Sterling Ranch Road south to city boundary	1035	\$ 377.05	\$ 390,242	\$ 390,241.58
2						\$ -	\$ -	\$ -
3						\$ -	\$ -	\$ -

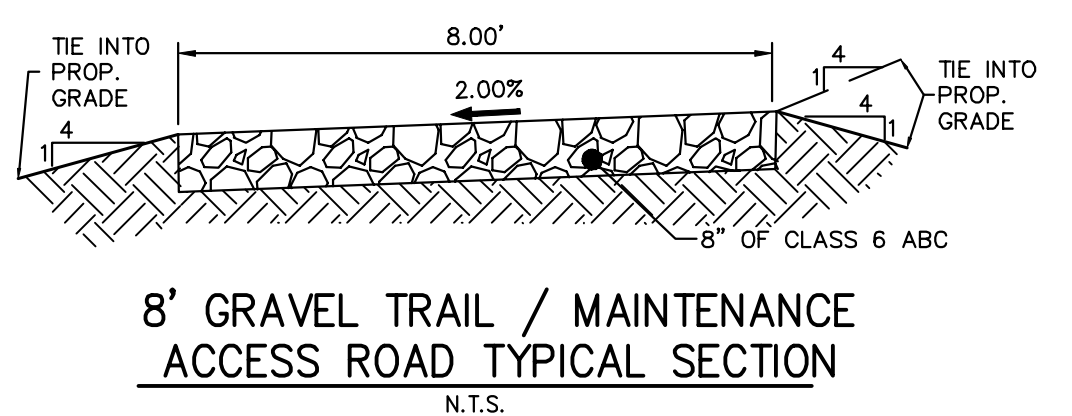
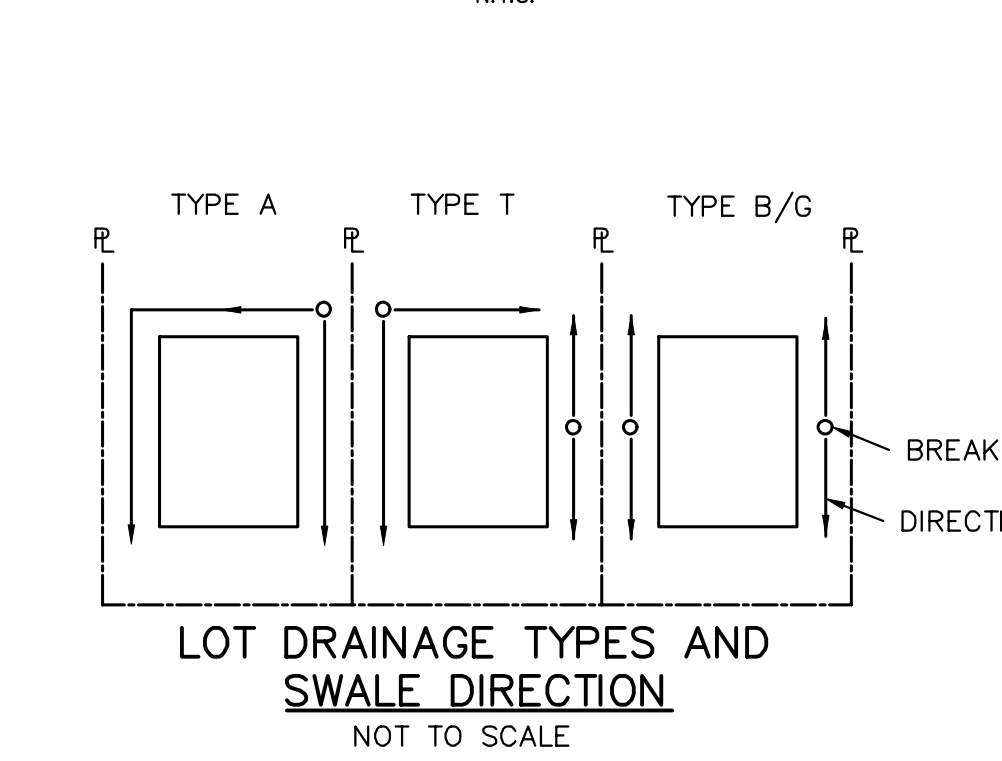
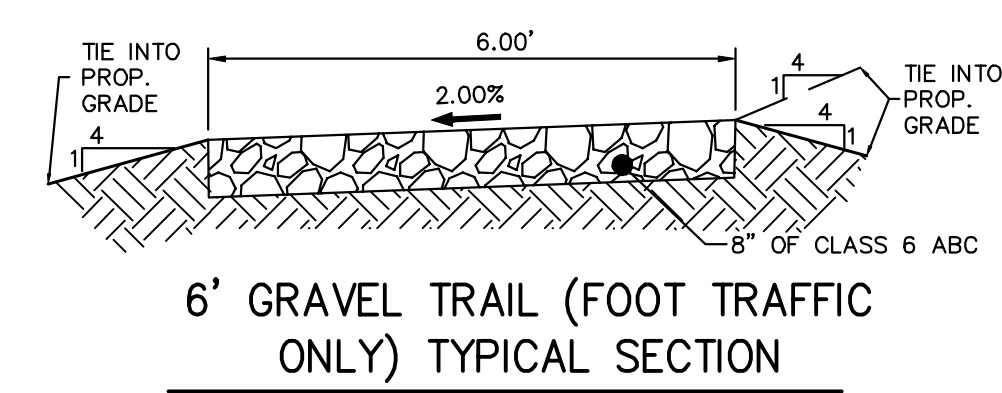
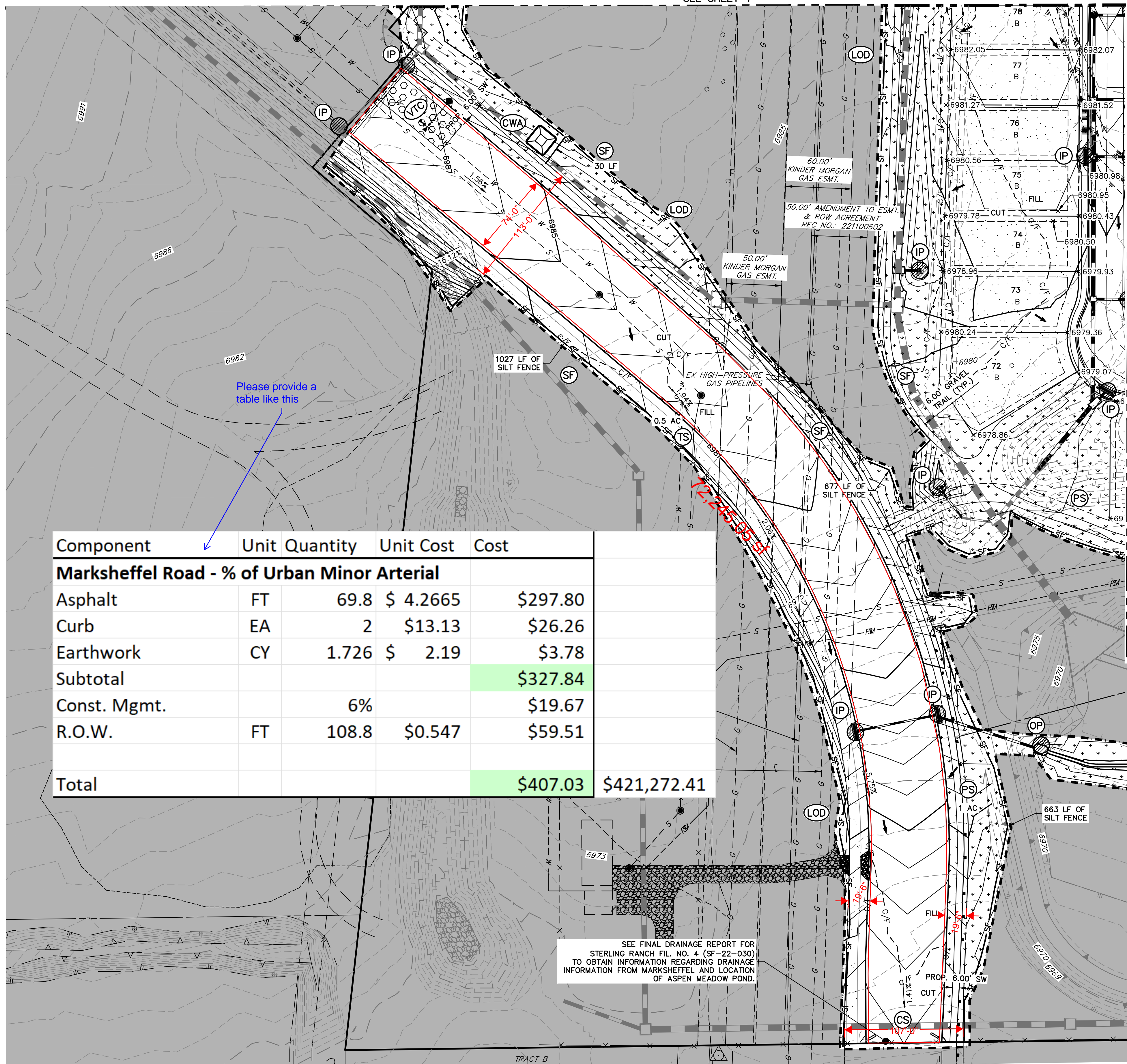
Note: Marksheffel Width from Curb to Curb is 73 ft. to adhere to COS x-section, EPC PA width from Curb to Curb is 96 ft. To determine estimated credit value, used ratio of width

The road and ROW is wider on the north end, so previous unit cost should be okay.

Why is this different than S1 unit cost?



SEE SHEET 4



LEGEND

KEY	SYMBOL
CURB SOCK (INITIAL/ INTERM)	CS
CONCRETE WASHOUT AREA (INITIAL)	CWA
DIVERSION DITCH AND DIKE, TEMPORARY (INTERIM/ FINAL)	DD
INLET PROTECTION (INITIAL/ INTERM)	IP
OUTLET PROTECTION (INITIAL/ INTERM)	OP
LIMITS OF CONSTRUCTION/DISTURBANCE	LOD
PERMANENT SEEDING (FINAL)	PS
FLOW ARROW	→
SEDIMENT CONTROL LOG (INITIAL/ INTERM)	SCL
CUT/FILL MARK	C/F
SILT FENCE (INITIAL)	SF
STABILIZED STAGING AREA (INITIAL)	SSA
TEMPORARY SEEDING (FINAL)	TS
VEHICLE TRACKING CONTROL (INITIAL)	VTC
EXISTING WETLANDS	WETLANDS

EARTHWORK NOTES

PARCEL A & B:
 AREA OF CUT = 72,572 CY
 AREA OF FILL = 56,930 CY
 NET VOLUME = 15,643 CY

MARKSHEFFEL RD:
 AREA OF CUT = 1,991 CY
 AREA OF FILL = 5,848 CY
 NET VOLUME = 3,857 CY

ADDITIONAL NOTES

STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

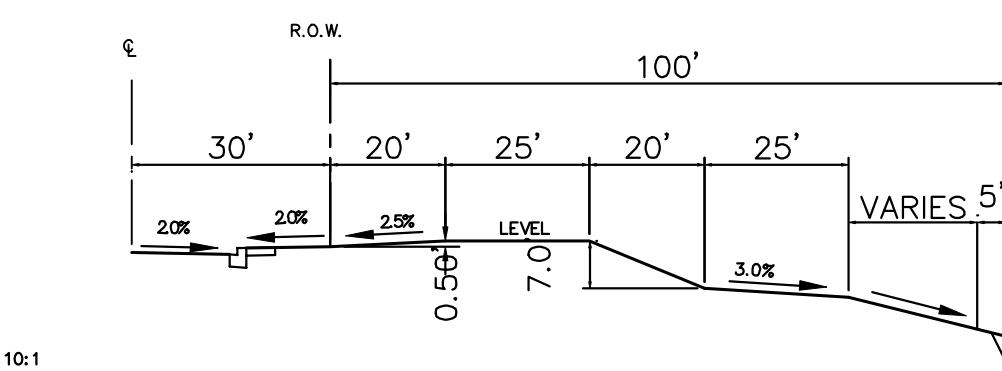
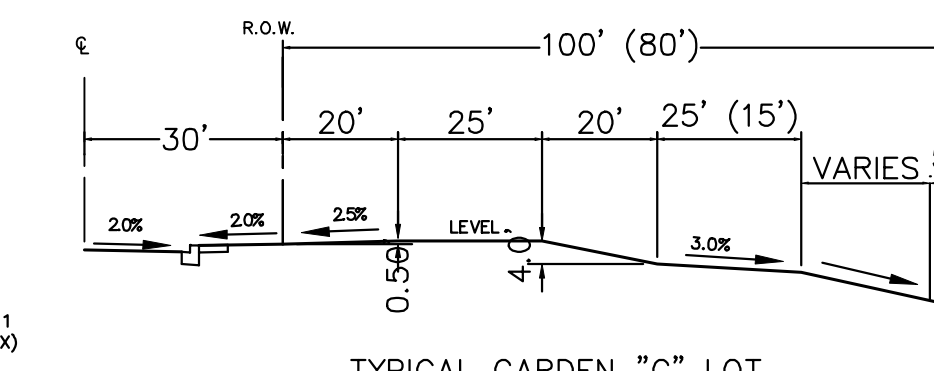
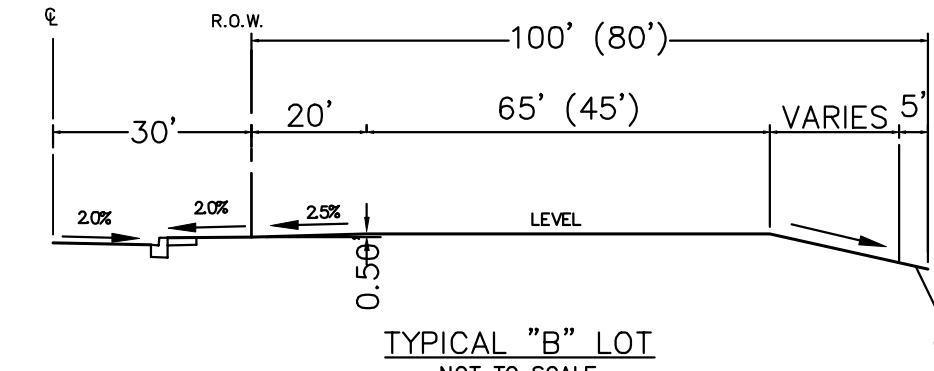
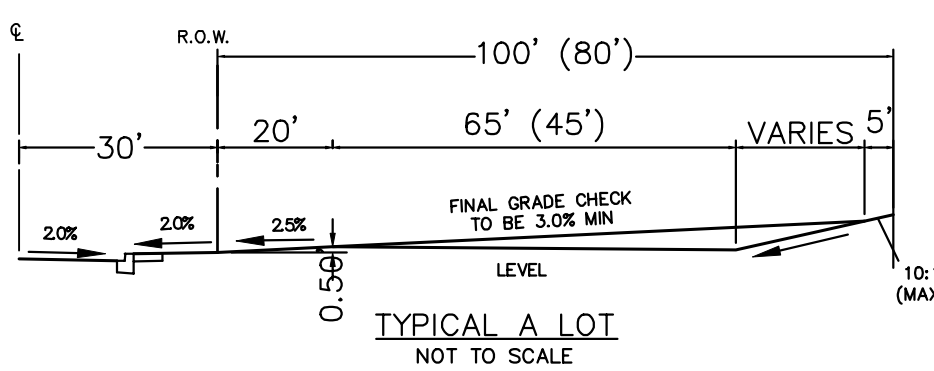
POSTS FOR SILT FENCE MUST BE MIN 5' EITHER SIDE PIPELINE(S).

Component	Unit	Quantity	Unit Cost	Cost
Marksheffel Road - % of Urban Minor Arterial				
Asphalt	FT	69.8	\$ 4.2665	\$297.80
Curb	EA	2	\$13.13	\$26.26
Earthwork	CY	1.726	\$ 2.19	\$3.78
Subtotal				\$327.84
Const. Mgmt.		6%		\$19.67
R.O.W.	FT	108.8	\$0.547	\$59.51
Total				\$407.03
				\$421,272.41

Please provide a table like this

SEE FINAL DRAINAGE REPORT FOR STERLING RANCH FIL. NO. 4 (SF-22-030) TO OBTAIN INFORMATION REGARDING DRAINAGE INFORMATION FROM MARKSHEFFEL AND LOCATION OF ASPEN MEADOW POND.

WARNING HIGH-PRESSURE PIPELINE(S)
 EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 32314 08/14/23

MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 SUITE 201
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 471-1742

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE 1"=50'
 V-SCALE N/A
 DATE 08/14/23
 DESIGNED BY AMT
 DRAWN BY AMT
 CHECKED BY

STERLING RANCH FILING 4
 GRADING & EROSION CONTROL PLAN

SHEET 6 OF 10
 JOB NO. 25188.11