

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between **CS POWERS AND GALLEY, LLC.**, Colorado Limited Liability Corporations, hereinafter called the "Subdivider," and El Paso County by and through the Board of County Commissioners of El Paso County, Colorado, hereinafter called the "County," shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the **Solace Apartments Filing No. 1 containing 1 lot, Tract A and Tract B**, is the first filing within the Solace Apartments Development, as more particularly described on the Solace Apartments Preliminary Plan set forth on Exhibit B, attached hereto and incorporated herein; and

WHEREAS, the Subdivider, as a condition of approval of the final plat of the **Solace Apartments Filing No. 1** Subdivision wishes to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of an irrevocable letter of credit.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider and the County agree as follows:

1. The Subdivider agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A, attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral guaranteeing construction and defect warranty of the public and common improvements set forth in Exhibit "A" shall be posted in the form of a surety bond issued by Merchants National Bonding, Inc. in the amount of \$ \$4,027,986.35 .
2. Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by Board of County Commissioners is required.

4. No lots in the subdivision, shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and/or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements, identified by phase if applicable, in the attached Exhibit A.
5. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
6. All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of notice to proceed in the Construction Permit for the Subdivision, or Phase of the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision or Subdivision Phase may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional requests for extension of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.
7. It is mutually agreed pursuant to the provisions of Section 30-28-137 (3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of this article. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
8. It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed

in substantial compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance. If the Board of County Commissioners determines that the Subdivider will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.

9. The Subdivider agrees, and both parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection, collateral, and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, replacement of performance collateral with appropriate Warranty collateral at that time, and a 2 year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.
10. The Subdivider(s) agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider(s).
11. The County agrees to approval of the final plat of **Solace Apartments Filing No. 1** Subdivision subject to the terms and conditions of this Agreement.
12. Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
13. This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.
14. The Subdivider(s) agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program, at or prior to the time of building permit submittals. Subdivider has elected to petition, through separate action, for inclusion of the Solace Apartments Filing No. 1 Subdivision in El Paso County Public Improvement District No. .

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

(Date Final Plat Approved) By: _____
Stan VanderWerf, Chair

ATTEST:

County Clerk and Recorder

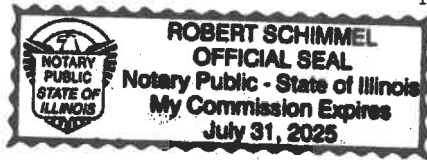
CS POWERS AND GALLEY, LLC
Subdivider

By: _____
Ryan Tobias, Managing Member

Subscribed, sworn to and acknowledged before me this 19 day of November, 2021,
by the parties above named.

My commission expires: 7/31/25.

Notary Public



2021 Financial Assurance Estimate Form
(with pre-plate construction)

Updated: 12/22/2020

PROJECT INFORMATION		
Solace Apartments Filing No. 1	11/11/2021	2000-5174.00
Project Name	Date	PCD File No. SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
* Earthwork						
less than 1,000, \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000, \$8,000 min		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000, \$30,000 min		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000, \$100,000 min		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000, \$175,000 min	54,415	CY	\$ 2.50	= \$ 175,000.00		\$ 175,000.00
greater than 200,000, \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	14.8	AC	\$ 828.00	= \$ 12,254.40		\$ 12,254.40
* Mulching	14.8	AC	\$ 777.00	= \$ 11,499.60		\$ 11,499.60
* Permanent Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
* Permanent Pond/BMP Construction	3,682	CY	\$ 21.00	= \$ 77,322.00		\$ 77,322.00
* Permanent Pond/BMP (provide engineer's estimate)	2	EA	\$ 32,500.00	= \$ 65,000.00		\$ 65,000.00
		EA		= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,453.00	= \$ 2,453.00		\$ 2,453.00
Silt Fence	2,309	LF	\$ 2.60	= \$ 6,003.40		\$ 6,003.40
Temporary Seeding	14.8	AC	\$ 650.00	= \$ 9,620.00		\$ 9,620.00
Temporary Mulch	14.8	AC	\$ 777.00	= \$ 11,499.60		\$ 11,499.60
Erosion Bales		EA	\$ 26.00	= \$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$ -		\$ -
Rock Check Dams	8	EA	\$ 518.00	= \$ 4,144.00		\$ 4,144.00
Inlet Protection	25	EA	\$ 173.00	= \$ 4,325.00		\$ 4,325.00
Sediment Basin	2	EA	\$ 1,824.00	= \$ 3,648.00		\$ 3,648.00
Concrete Washout Basin	1	EA	\$ 932.00	= \$ 932.00		\$ 932.00
				= \$ -		\$ -
<i>(insert items not listed but part of construction plans)</i>						
				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 14,918.75		\$ 14,918.75
Section 1 Subtotal				= \$ 398,619.75		\$ 398,619.75

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

SECTION 2 - PUBLIC IMPROVEMENTS *

ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	1,314	CY	\$ 52.00	= \$ 68,328.00		\$ 68,328.00
Asphalt Pavement (3" thick)		SY	\$ 14.50	= \$ -		\$ -
Asphalt Pavement (4" thick)	657	SY	\$ 20.00	= \$ 13,140.00		\$ 13,140.00
Asphalt Pavement (6" thick)		SY	\$ 30.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) 1/2" thick		Tons	\$ 91.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 8.30	= \$ -		\$ -
Regulatory Sign/Advisory Sign	4	EA	\$ 311.00	= \$ 1,244.00		\$ 1,244.00
Guide/Street Name Sign	6	EA	\$ 300.00	= \$ 1,800.00		\$ 1,800.00
Epoxy Pavement Marking	2,572	SF	\$ 14.00	= \$ 36,008.00		\$ 36,008.00
Thermoplastic Pavement Marking	120	SF	\$ 24.00	= \$ 2,880.00		\$ 2,880.00
Barricade - Type 3		EA	\$ 207.00	= \$ -		\$ -
Delineator - Type 1		EA	\$ 25.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	2,524	LF	\$ 31.00	= \$ 78,244.00		\$ 78,244.00
Curb and Gutter, Type B (Median)		LF	\$ 31.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	97	LF	\$ 31.00	= \$ 3,007.00		\$ 3,007.00
4" Sidewalk (common areas only)		SY	\$ 50.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 62.00	= \$ -		\$ -
6" Sidewalk	920	SY	\$ 75.00	= \$ 69,000.00		\$ 69,000.00
8" Sidewalk		SY	\$ 99.00	= \$ -		\$ -
Pedestrian Ramp	6	EA	\$ 1,190.00	= \$ 7,140.00		\$ 7,140.00
Cross Pan, local (8" thick, 6' wide to include return)	148	LF	\$ 63.00	= \$ 9,324.00		\$ 9,324.00
Cross Pan, collector (9" thick, 8' wide to include return)	110	LF	\$ 95.00	= \$ 10,450.00		\$ 10,450.00
Curb Chase		EA	\$ 1,532.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)	50	LF	\$ 51.00	= \$ 2,550.00		\$ 2,550.00
Guardrail Type 7 (Concrete)		LF	\$ 75.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,172.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,899.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 17.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	= \$ -		\$ -

PROJECT INFORMATION

Solace Apartments Filing No. 1

11/11/2021

2000-5174.00

Project Name

Date

PCD File No. SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
0" C&G	50	LF	\$ 30.00	=	\$ 1,500.00		\$ 1,500.00
Concrete Paving	109	SY	\$ 75.00	=	\$ 8,175.00		\$ 8,175.00
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	93	LF	\$ 67.00	=	\$ 6,231.00		\$ 6,231.00
24" Reinforced Concrete Pipe	41	LF	\$ 81.00	=	\$ 3,321.00		\$ 3,321.00
30" Reinforced Concrete Pipe		LF	\$ 100.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe	188	LF	\$ 124.00	=	\$ 23,312.00		\$ 23,312.00
42" Reinforced Concrete Pipe	31	LF	\$ 166.00	=	\$ 5,146.00		\$ 5,146.00
48" Reinforced Concrete Pipe		LF	\$ 202.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 254.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 298.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 393.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 87.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 99.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 126.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 152.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 174.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 269.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 290.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 476.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 569.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5' Depth < 5'	1	EA	\$ 5,736.00	=	\$ 5,736.00		\$ 5,736.00
Curb Inlet (Type R) L=5' 5' ≤ Depth < 10'	1	EA	\$ 7,440.00	=	\$ 7,440.00		\$ 7,440.00
Curb Inlet (Type R) L=5' 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10' Depth < 5'	1	EA	\$ 7,894.00	=	\$ 7,894.00		\$ 7,894.00
Curb Inlet (Type R) L=10' 5' ≤ Depth < 10'		EA	\$ 8,136.00	=	\$ 24,408.00		\$ 24,408.00
Curb Inlet (Type R) L=10' 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15' Depth < 5'	1	EA	\$ 10,265.00	=	\$ 10,265.00		\$ 10,265.00
Curb Inlet (Type R) L=15' 5' ≤ Depth < 10'	1	EA	\$ 11,005.00	=	\$ 11,005.00		\$ 11,005.00
Curb Inlet (Type R) L=15' 10' ≤ Depth < 15'		EA	\$ 12,034.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20' Depth < 5'		EA	\$ 10,940.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20' 5' ≤ Depth < 10'		EA	\$ 12,075.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	2	EA	\$ 12,034.00	=	\$ 24,068.00		\$ 24,068.00
Storm Sewer Manhole, Slab Base		EA	\$ 6,619.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 83.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 98.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 590.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 116.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,520.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
LOMR	1	LS	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00
<small>[insert items not listed but part of construction plans]</small>				=	\$ -		\$ -
<small>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</small>				=	\$ -		\$ -
Section 2 Subtotal					\$ 461,616.00		\$ 461,616.00

PROJECT INFORMATION

Solace Apartments Filing No. 1	11/11/2021	2000-5174.00
Project Name	Date	PCD File No. SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
Aggregate Base Course (135 lbs/cf)	4,967	CY	\$ 50.00	=	\$ 248,350.00		\$ 248,350.00
Asphalt Pavement (4" thick)	22,350	SY	\$ 19.00	=	\$ 424,650.00		\$ 424,650.00
Regulatory Sign/Advisory Sign	7	EA	\$ 300.00	=	\$ 2,100.00		\$ 2,100.00
Guide/Street Name Sign	12	EA	\$ 300.00	=	\$ 3,600.00		\$ 3,600.00
Curb and Gutter, Type A (6" Vertical)	8,609	LF	\$ 30.00	=	\$ 258,270.00		\$ 258,270.00
6" Sidewalk	3,655	SY	\$ 72.00	=	\$ 263,160.00		\$ 263,160.00
Pedestrian Ramp	42	EA	\$ 1,150.00		\$ 48,300.00		\$ 48,300.00
Concrete Paving					\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Excaption Permanent Pond/BMP shall be itemized under Section 1)							
18" Reinforced Concrete Pipe	1,254	LF	\$ 65.00	=	\$ 81,510.00		\$ 81,510.00
24" Reinforced Concrete Pipe	763	LF	\$ 78.00	=	\$ 59,514.00		\$ 59,514.00
30" Reinforced Concrete Pipe	464	LF	\$ 97.00	=	\$ 45,008.00		\$ 45,008.00
36" Reinforced Concrete Pipe	327	LF	\$ 120.00	=	\$ 39,240.00		\$ 39,240.00
42" Reinforced Concrete Pipe	44	LF	\$ 160.00	=	\$ 7,040.00		\$ 7,040.00
Flared End Section (FES) RCP Size = 18"	2	EA	\$ 390.00		\$ 780.00		\$ 780.00
Flared End Section (FES) RCP Size = 24"	1	EA	\$ 468.00		\$ 468.00		\$ 468.00
Curb Inlet (Type R) L=5' Depth < 5'	5	EA	\$ 5,542.00		\$ 27,710.00		\$ 27,710.00
Curb Inlet (Type R) L=5' 5' ≤ Depth < 10'	3	EA	\$ 7,188.00		\$ 21,564.00		\$ 21,564.00
Grated Inlet (Type 13 Valley)	7	EA	\$ 4,640.00		\$ 32,480.00		\$ 32,480.00
Storm Sewer Manhole, Box Base	3	EA	\$ 11,627.00		\$ 34,881.00		\$ 34,881.00
Storm Sewer Manhole, Slab Base	18	EA	\$ 6,395.00		\$ 115,110.00		\$ 115,110.00
Drainage Channel Lining, Concrete	971	CY	\$ 570.00		\$ 553,470.00		\$ 553,470.00
Drainage Channel Lining, Rip Rap	198	CY	\$ 112.00		\$ 22,176.00		\$ 22,176.00
Drainage Channel Lining, Grass	0.40	AC	\$ 1,469.00	=	\$ 587.60		\$ 587.60
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	4,476	LF	\$ 66.00	=	\$ 295,416.00		\$ 295,416.00
Water Main Pipe (Ductile Iron), Size 8"	563	LF	\$ 78.00	=	\$ 43,914.00		\$ 43,914.00
Gate Valves, 8"	30	EA	\$ 1,923.00	=	\$ 57,690.00		\$ 57,690.00
Fire Hydrant Assembly, w/ all valves	14	EA	\$ 6,828.00	=	\$ 95,592.00		\$ 95,592.00
Water Service Line Installation, inc. tap and valves	16	EA	\$ 1,370.00	=	\$ 21,920.00		\$ 21,920.00
Fire Cistem Installation, complete		EA			\$ -		\$ -
					\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>					\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	3,239	LF	\$ 66.00	=	\$ 213,774.00		\$ 213,774.00
Sanitary Sewer Manhole, Depth < 15 feet	19	EA	\$ 4,540.00	=	\$ 86,260.00		\$ 86,260.00
Sanitary Service Line Installation, complete	16	EA	\$ 1,451.00	=	\$ 23,216.00		\$ 23,216.00
Sanitary Sewer Lift Station, complete		EA			\$ -		\$ -
					\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>					\$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
		EA			\$ -		\$ -
		EA			\$ -		\$ -
		EA			\$ -		\$ -
		EA			\$ -		\$ -
		EA			\$ -		\$ -
		EA			\$ -		\$ -
Section 3 Subtotal					\$ 3,127,750.60		\$ 3,127,750.60

** - Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION

Solaca Apartments Filing No. 1 11/11/2021 2000-5174.00
 Project Name Date PCD File No. SF-20-032/PPR2047

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 20,000.00	= \$ 20,000.00	\$	20,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 20,000.00	= \$ 20,000.00	\$	20,000.00
Total Construction Financial Assurance					\$	4,027,986.35
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$	4,027,986.35
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance					\$	160,538.40
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

Mike Bramlett

 Engineer (P.E. Seal Required)

Dave Olmstead

 Approved by Owner / Applicant

11/18/2021

 Date

Approved by El Paso County Engineer / ECM Administrator



SOLACE OF COLORADO SPRINGS

PRELIMINARY PLAN

THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719-471-0773
Fax: 719-471-0747
www.nbscolorado.com

SOLACE OF
COLORADO SPRINGS
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 5/24/2023
PROJECT NO: 23-001
PREPARED BY: NBS

ENTITLEMENT

FILE NO.	DATE	DESCRIPTION
23-001	05/24/2023	PRELIMINARY PLAN
23-001	05/24/2023	PER COUNTY COMMENTS
23-001	05/24/2023	PER COUNTY COMMENTS
23-001	05/24/2023	PER COUNTY COMMENTS

PRELIMINARY PLAN

2 OF 6

SP-20-001

Adjacent Property Owners - Solace of Colorado Springs

ROW #	OWNER NAME	ADDRESS
1	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
2	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
3	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
4	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
5	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
6	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
7	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
8	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
9	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
10	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
11	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
12	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
13	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
14	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
15	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
16	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
17	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
18	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
19 & 20	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
21	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC
22	1800 S. W. 10TH ST. LLC	1800 S. W. 10TH ST. LLC

LEGEND

- ADJACENT OWNER INFORMATION
- 100 YEAR FLOODPLAIN FRINGE AREA
- PHASE LINE
- PROPERTY BOUNDARY
- SETBACKS
- ADJACENT PROPERTY LINES

