

Refer to comments made in the road conditions report.

- d. the reshaping of the existing cul-de-sac and the installation of a borrow ditch around the perimeter.
- e. Installation of additional road base to provide a consistent six (6) inch minimum thickness.
- f. Installation of riprap erosion at the outfall of the borrow ditch.

Item #	Description	Approx. Quantity	Units	Unit Cost	Total
1	Unclassified excavation	150	CY	\$5.00	\$750
2	Scarify and compact subgrade	29	SY	\$2.50	\$73
3	Type 5 Roadway Base Course	265	CY	\$48.00	\$12,720
4	Stone Check Dams	20	EA	\$800.00	\$16,000
5	Erosion Control Fabric	2850	SY	\$5.00	\$14,250
5	Topsoil (4", spread and prepared)	250	CY	\$22.00	\$5,500
6	Seeding and Fertilizer	2850	SY	\$0.25	\$713
7	Mulch, Straw (Broadcast)	2850	SY	\$0.20	\$570
8	12" D50 Riprap	14	CY	\$55.00	\$770
7	Granular Bedding	5	CY	\$95.00	\$475
9	Filter Fabric	21	SY	\$4.50	\$95
10	18" CMP Driveway Culvert	150	LF	\$75.00	\$11,250
11	18" CMP Flared End Section	6	EA	\$750.00	\$4,500
	Subtotal				\$67,665
	Contingencies (10%)				\$6,766
	Total				\$74,431

XI. Future Brown Road Improvements: Cost Sharing

The current improvements along the entire length of Brown Road currently do not meet El Paso County standards for a rural gravel road. Due to the cost required to bring the road to current standards, equitable cost sharing for the individual parcels sharing access to this road, was discussed in 2008. Attached is a letter from El Paso County, dated May 19, 2008 and corrected October 1, 2008. This letter outlines the "Conditions for Approval" for the Prairie Ridge plat in 2008. Item 9 states that the per lot fair share for the Brown Road improvements was determined to be \$11,000 per lot. Other documentation stated that the fair per lot share was as low as \$6,652.52. Documentation regarding how the \$11,000 amount was determined was not available. Included in Exhibit 9 of the Appendix are copies of some of the emails and documents pertaining to this issue.

Available documentation regarding how the "fair share" of \$6,652.52 was determined is summarized as follows (Pam Cherry undated email);

a. Roadway Impact area = 535 acres

This area was determined based on the parcels that would use Brown Road to access their tracts for future developments.

b. 2008 Prorated Share

- Impact Area: 535 acres
- Construction costs: \$673,580
- Number of 40-acre parcels = 13
- El Paso County cost contribution = \$50,000
- Cost share per 40-acre parcel = 47,967.69
- Prairie Ridge Cost share per lot = \$6,852.52

c. 2020 Prorated Share

No additional documentation was available updating the October 8, 2008 letter from El Paso County or discussing participation in the "agreement". Also, based on site observations, development of any of the "impact" area has not occurred. Therefore, it is assumed that "fair share" contributions have also not been made from any of the surrounding property owners. Also, no documentation regarding how the \$11,000 fair share contribution was determined, was available. Therefore, the "fair share" contribution from each lot in the Prairie Ridge Subdivision was determined as follows:

- Impact Area: 535 acres (no change)
- Construction costs: \$673,580 + 40% for inflation = \$943,012
- Number of 40-acre parcels = 13 (no change)
- El Paso County construction cost contribution = \$50,000 + 40% = \$70,000
- Construction Cost Share basis for each 40-acre tract = \$873,012
- Cost share per 40-acre parcel = \$67,154.77
- Prairie Ridge Cost share per lot = \$9,593.53

d. Recommendations

All of the conditions described in the "Conditions of Approval" section of the October 1, 2008 letter from El Paso County are to remain the same except for the numbers in item 9, subsection 1. These numbers are to be changed to the following:

- Applicant's total fair share = \$9,600 per lot, \$67,200 total
- Applicant's deposit prior to recording the plat = \$40,000
- Homeowner payment upon lot sale closing = \$3,885.71
- Interest Rate = 5% (no change)