SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between Abert Ranch Subdivision, LLC, 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 Subdivider, as a condition of approval of the final plat of Abert Ranch 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 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 shall be posted in the form of Irrevocable letter of credit from Integrity Bank and Trust in the amount of \$427,867.85.
- 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.
- 3. 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 thereof 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 in the attached Exhibit A.

Chuck Broerman 03/11/2021 03:10:41 PM Doc \$0.00 8

Pages

Rec \$0.00

El Paso County, CO

- 4. 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.
- 5. 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. 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 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.
- 6. 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.
- 7. 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.
- 8. 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.

- 9. 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).
- 10. The County agrees to approval of the final plat of Abert Ranch Subdivision subject to the terms and conditions of this Agreement.
- 11. 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.
- 12. This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.
- 13. 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 road impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit submittals.

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

By: ______Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

ettra Rang

The foregoing instrument was acknowledged before me this _\\ day of
March, 2021, by Cra'c Dosey, Executive Director of El Paso County
Planning and Community Development Department.
Witness my hand and official seal.
My commission expires: 9/2/2024

Notary Public

PETRA RANGEL
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20164033815
My Commission Expires 9/2/2024

The foregoing instrument was acknowledged before me this 23d day of February 2021, by Eric Leffler, member of Abert Ranch Subdivision, LLC.

Witness my hand and official seal.

My commission expires: (XUGU SF B, 2023)

AMY TOLVE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20154033767

MY COMMISSION EXPIRES AUGUST 8, 2023

Approved as to form:

Lori L. Leago
County Attorney's Office

Subdivider: Abert Ranch Subdivision, LLC

2019 Financial Assurance Estimate Form

 (with pre-plat construction)
 Updated: 6/7/2019

 PROJECT INFORMATION

 Abert Ranch (10 lobs; 2,340 LF of roadway)
 2/25/2020
 SF-1911

 Project Name
 Date
 PCD File No.

		Unit					(with Pre-Plat Construction)			
scription	Quantity	Cost		İ	Total	% Complete Remaining				
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Mulching	2	AC	\$ 750.00	-	\$	1,500.00				
Permanent Erosion Control Blanket	2,885	SY	\$ 6.00	=	\$	17,310.00				
Permanent Pond/BMP Construction	300	CY	\$ 20.00	=	\$	6,000.00				
Permanent Pond/BMP (Spillway)	1	EA	\$ 6,000.00	-	\$	6,000.00	\$	6,000.		
Permanent Pond/BMP (Outlet Structure)	1	EA	\$ 8,000.00	-	\$	8,000.00	\$	8,000.		
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tilject to detect vermally famicial accurance. A reinforce of 201/2 that idented until mind acceptance (MANNUM OF 80% CONSPLETE (MES) TITON 2 - PUBLIC IMPROVEMENTS prestruction Traffic Control gregate Base Course (135 lba/cf) gregate Base Course (135 lba/cf) gregate Base Course (135 lba/cf) phat Pavement (3" thick) phat Pavement (6" thick) phat Pavement (6" thick) sphat Pavement	2,600 1,840	LS Tons CY SY SY Tons SF EA SF EA LF LF LF SY SY	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 50.00 \$ 72.00		* * * * * * * * * * * * * * * * * * * *	72,800.00 - 161,920.00 1,200.00	\$	72,800. 161,920. 1,200. 200.		
tilject to detect vermally famicial accurance. A reinforce of 201/2 that idented until mind acceptance (MANNUM OF 80% CONSPLETE (MES) TITON 2 - PUBLIC IMPROVEMENTS prestruction Traffic Control gregate Base Course (135 lba/cf) gregate Base Course (135 lba/cf) gregate Base Course (135 lba/cf) phat Pavement (3" thick) phat Pavement (6" thick) phat Pavement (6" thick) sphat Pavement	2,600 1,840	LS Tons CY SY SY Tons SF EA SF EA LF LF LF SY SY SY	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 220.00 \$ 23.00 \$ 30.00 \$		**********	72,800.00 - 161,920.00 1,200.00	\$	72,800. 161,920. 1,200. 200.		
tiject to detect warranty famicial accurance. A reinformer of 20% chaileard und mind acceptance (MANNUM OF 80% COSIPLETE (MED): TITON 2 - PUBLIC IMPROVEMENTS onstruction Traffic Control gorgate Base Course (135 lba/cf) gorgate Base Course (135 lba/cf) spregate Base Course (135 lba/cf) spregate Base Course sphalt Pavement (3" thick) sphalt Pavement (6" tolk) side of thick (6" Vertical) urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) Sidewalk Sidewalk Sidewalk Sidewalk Sidewalk Sidewalk Sidewalk	2,600 1,840	LS Tons CY SY SY Tons SF EA EA LF LF LF SY SY SY EA	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 50.00 \$ 72.00		* * * * * * * * * * * * * * * * * * * *	72,800.00 - 161,920.00 1,200.00	\$	72,800. 161,920. 1,200. 200.		
tiject to defect warnauty favancial assurance. A runinmum of 2014 that isseed und invit ecceptance (MANNUM OF 80% COSIPLETE WEB): TTON 2 - PUBLIC IMPROVEMENTS onstruction Traffic Control goregate Base Course (135 lba/cf) goregate Base Course (135 lba/cf) goregate Base Course (135 lba/cf) sphalt Pavement (8" thick) sphalt Pavement (6" thick) s	2,600 1,840	LS Tons CY SY SY Tons SF EA SF EA LF LF LF SY SY SY	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 220.00 \$ 23.00 \$ 30.00 \$		* * * * * * * * * * * * * * * * * * * *	72,800.00 - 161,920.00 1,200.00	\$	72,800. 161,920. 1,200. 200.		
tiject to defect wormstijt foanciel accurance. A rinimmum of 20% chai iende und initi ecceptance (MANNUM OF 80% COSIPLETE WES) TTON 2 - PUBLIC IMPROVEMENTS DWAY IMPROVEMENTS construction Traffic Control ggregate Base Course (135 lba/cf) ggregate Base Course (135 lba/cf) ggregate Base Course (135 lba/cf) ggregate Base Course (147 lba/cf) sphalt Pavement (3" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lba/cf) sited Median, Paved egutatory Sign/Advisory Sign udde/Street Name Sign poxy Pavement Marking serricade - Type 3 elineator - Type 1 urb and Gutter, Type A (6" Vertical) urb and Gutter, Type A (in Vertical) urb and Gutter, Type A (in Vertical) urb and Gutter, Type C (Ramp) Sidewalk	2,600 1,840	LS Tons CY SY SY Tons SF EA EA LF LF LF SY SY SY EA	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 80.00 \$ 300.00 \$ 100.00 \$ 22.00 \$ 22.00 \$ 24.00 \$ 30.00 \$		* * * * * * * * * * * * * * * * * * * *	72,800.00 - 161,920.00 1,200.00	\$	72,800. 161,920. 1,200. 200.		
tiject to defect warnauty fauncial accurance. A ruinimum of 2014 chai under dund invid accoptance (MANNUM OF 80% COMPLETE WEED) TITON 2 - PUBLIC IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lba/cf) ggregate Base Course (135 lba/cf) ggregate Base Course (135 lba/cf) ggregate Base Course (147 lba/cf) ggregate Base Course (147 lba/cf) ghalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (4" lba/cf) aised Median, Paved sguistory Sign/Advisory Sign utder/Streat Name Sign poxy Pavement Marking nemoplastic Pavement Marking nemoplastic Pavement Marking sericade - Type 3 elineator - Type 1 urb and Gutter, Type 8 (Median) urb and Gutter, Type 8 (Median) urb and Gutter, Type 8 (Median) sidewalk Sidewalk Sidewalk Sidewalk Sidewalk Sidewalk Sidewalk Sidewalk One Sidewalk Sidew	2,600 1,840	LS Tons CY SY SY Tons SF EA SF EA LF LF SY SY SY LF LF SY SY SY LF LF SY SY SY LF LF LF SY SY SY LF LF LF SY SY SY SY LF LF	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 300.00 \$ 100.00 \$ 22.00 \$ 300.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.00		* * * * * * * * * * * * * * * * * * * *	72,800.00 - 161,920.00 1,200.00	\$	72,800. 161,920. 1,200. 200.		
tiject to defect warnauty favancial accurance. A rubinmum of 20% chai where and mind ecceptance (MANNUM OF 80% COSPLETE WEED) TTOON 2 - PUBLIC IMPROVEMENTS onstruction Traffic Control goregate Base Course sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement desed Median, Paved gustatory Sign/Advisory Sign ulde/Streat Name Sign poxy Pavement Marking sericade - Type 3 elineator - Type 1 urb and Gutter, Type A (6" Vertical) urb and Gutter, Type A (6" Vertical) urb and Gutter, Type A (6" Vertical) sidewalk	2,600 1,840	Secti LS Tons CY SY SY Tons SF EA EA LF LF LF SY SY SY SY LF	\$ 3,000.00 \$ 28.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 88.00 \$ 300,00 \$ 100.00 \$ 13.00 \$ 22.00 \$ 24.00 \$ 30.00 \$		* * * * * * * * * * * * * * * * * * * *	72,800.00 - 161,920.00 1,200.00		72,800. 161,920. 1,200. 200.		
tiject to defect warmatijt faancial acuarance. A rinimmure of 2014 United and in mit deceptance (MANNUM OF 8014 COLETE WES) TTON 2 - PUBLIC IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lba/cf) ggregate Base Course (135 lba/cf) ggregate Base Course (135 lba/cf) gpregate Base Course (135 lba/cf) gpregate Base Course ghalt Pavement (3" thick) sphalt Pavement (6" thick) sidewalk 'Sidewalk	2,600 1,840	LS Tons CY SY SY Tons SF EA SF EA LF LF SY SY SY LF	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 30.00 \$ 13.00 \$ 22.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 13.00 \$ 20.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 14.00 \$ 14.		* * * * * * * * * * * * * * * * * * * *	72,800.00 - 161,920.00 1,200.00		72,800 161,920 1,200 200		
tiject to detect warnatyf samicial accurance. A rutinimum of 2014 thai abard and divid ecceptance (MARNAUM OF 80% COMPLETE WEED) TION 2 - PUBLIC IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) ggregate Base Course (147 lbs/cf) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) sized Median, Paved egulatory Sign/Advisory Sign uides/Street Name Sign poxy Pavement Marking hempolastic Pavement Marking arricade - Type 3 elineator - Type 1 urb and Gutter, Type 8 (Median) urb and Gutter, Type 8 (Median) urb and Gutter, Type 8 (Median) 'Sidewalk' 'Sidewalk' 'Sidewalk' 'Sidewalk' 'Sidewalk ocommon areas only) 'ross Pan, local (6" thick, 6" wide to include return) ross Pan, local (6" thick, 6" wide to include return) urb Chase usardral Type 3 (W-Beam) usardral Type 7 (Concrete)	2,600 1,840	LS Tons CY SY SY Tons SF EA SF EA LF LF SY SY SY CH LF	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 300.00 \$ 100.00 \$ 22.00 \$ 300.00 \$ 23.00 \$ 30.00 \$ 30.00		*****	72,800.00 - 161,920.00 1,200.00		72,800. 161,920. 1,200. 200.		
tiject to detect warnuty fauncial exurance. A rutinimum of 201/4 thai where durid invel exceptance (MANNUM OF 801/4 Chaired will be subset and invel exceptance (MANNUM OF 801/4 Chaired will be subset and invel exceptance (MANNUM OF 801/4 Chaired will be subset and the subset	2,600 1,840	Secti LS Tons CY SY SY Tons SF EA EA LF	\$ 3,000.00 \$ 28.00 \$ 14.00 \$ 19.00 \$ 19.00 \$ 88.00 \$ 300.00 \$ 13.00 \$ 22.00 \$ 22.00 \$ 22.00 \$ 24.00 \$ 30.00 \$		* * * * * * * * * * * * * * * * * * * *	72,800.00 - 161,920.00 1,200.00		72,800. 161,920. 1,200. 200.		
tiject to detect warmuty fauncial accurance. A rutinimum of 201/2 thai wind exceptance (MAANUM OF 80% COSIPLETE WES) TTON 2 - PUBLIC IMPROVEMENTS construction Traffic Control ggregate Base Course (135 lbe/cf) ggregate Base Course (135 lbe/cf) ggregate Base Course (135 lbe/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (8" thick) site of thick (8" vertical) urb and Gutter, Type A (6" Vertical) urb and Gutter, Type C (Ramp) 'Sidewalk 'S	2,600 1,840	LS Tons CY SY SY Tons SF EA EA LF LF SY SY SY LF LF LF EA LF LF LF EA LF	\$ 3,000.00 \$ 28.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 88.00 \$ 30.00 \$ 13.00 \$ 22.00 \$ 20.00 \$ 20.00 \$ 20.00 \$ 20.00 \$ 20.00 \$ 30.00 \$ 20.00 \$ 30.00 \$ 13.00 \$ 20.00 \$ 20.00 \$ 30.00 \$ 3		*****	72,800.00 - 161,920.00 1,200.00		72,800. 161,920. 1,200. 200.		
tiject to detect warnatyf samicial accurance. A rutinimum of 2010 thai abard and divid ecceptance (MARNUM OF 80% COMPLETE WEED) TION 2 - PUBLIC IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) gpregate Base Course (147 lbs/cf) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) sized Median, Paved egulatory Sign/Advisory Sign uides/Streat Name Sign poxy Pavement Marking hempolastic Pavement Marking arricade - Type 3 elineator - Type 1 urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) 'Sidewalk 'Sidewalk 'Sidewalk 'Sidewalk 'Sidewalk 'Sidewalk 'Sidewalk 'Sidewalk 'Sidewall	2,600 1,840	LS Tons CY SY SY Tons SF EA SF EA LF LF LF EA LF LF EA LF LF LF EA LF LF LF EA LF	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 300.00 \$ 100.00 \$ 13.00 \$ 24.00 \$ 30.00 \$		**********	72,800.00 - 161,920.00 1,200.00		72,800. 161,920. 1,200. 200.		
tiject to detect warnuty fauncial exurance. A rutinimum of 201/4 thai where durid fined exceptance (MANNUM OF 801/4 Chaired will be added and fined exceptance (MANNUM OF 801/4 Chaired will be added and fined exceptance (MANNUM OF 801/4 Chaired will be added and and and and and and and and and an	2,600 1,840	Secti LS Tons CY SY SY Tons SF EA EA LF	\$ 3,000.00 \$ 28.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 300.00 \$ 100.00 \$ 13.00 \$ 22.00 \$ 22.00 \$ 23.00 \$ 24.00 \$ 30.00 \$		*****	72,800.00 - 161,920.00 1,200.00		72,800. 161,920. 1,200. 200.		
diject to detect warnalife hannoid assurance. A indiremme of 2012 that inhered and fined exceptance (MANAUM OF 80% COMPLETE WEED) CITION 2 - PUBLIC IMPROVEMENTS **DWAY IMPROVEMENTS construction Traffic Control ggregate Base Course (135 lba/cr) ggregate Base Course (135 lba/cr) gapeagete Base Course (135 lba/cr) sphelt Pavement (3" thick) sphelt Pavement (4" thick) sphelt Pavement talsed Median, Paved tagulatory Sign/Advisory Sign buide/Street Name Sign poxy Pavement Marking harricade - Type 3 selinastor - Type 1 turb and Gutter, Type A (6" Vertical) turb and Gutter, Type A (6" Vertical) turb and Gutter, Type A (Median)	2,600 1,840	LS Tons CY SY SY Tons SF EA SF EA LF LF LF EA LF LF EA LF LF LF EA LF LF LF EA LF	\$ 3,000.00 \$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 300.00 \$ 100.00 \$ 13.00 \$ 24.00 \$ 30.00 \$		**********	72,800.00 - 161,920.00 1,200.00		72,800,0 		

PROJECT INFORMATION							
Abert Ranch (10 lots; 2,340 LF of roadway)	2/25/2020	SF-1911					
Project Name	Date	PCD File No.					

	Unit				į		(with Pre-Plat Construction)			
escription	Quantity	Units	Cost			Total	% Complete	R	emaining	
				=	\$	-		\$	•	
finsert items not listed but part of construction plans	!			-	\$	•		\$	•	
ORM DRAIN IMPROVEMENTS	T	LF.	Y				ļ	-		
Concrete Box Culvert (M Standard), Size (W x H)	40		05.00	=	\$	2 422 22		\$		
18" Reinforced Concrete Pipe	48	LF LF	\$ 65.00	-	\$	3,120.00	1	\$	3,120.0	
24" Reinforced Concrete Pipe			\$ 78,00	=	\$			\$		
30" Reinforced Concrete Pipe	56	LF	\$ 97.00	=	\$	5,432.00		\$	5,432.0	
36" Reinforced Concrete Pipe	1	LF	\$ 120.00	=	\$			\$	-	
42" Reinforced Concrete Pipe	70	LF	\$ 160.00	=	\$	11,200.00		\$	11,200.0	
48" Reinforced Concrete Pipe	!	LF	\$ 195.00	=	j \$	•		\$	-	
54" Reinforced Concrete Pipe	1	LF	\$ 245.00	**	\$	-		\$	-	
60" Reinforced Concrete Pipe		LF	\$ 288.00	-	\$	-		\$	-	
66" Reinforced Concrete Pipe	,	LF	\$ 332.00	=	\$	-		\$	-	
72" Reinforced Concrete Pipe	1	LF	\$ 380.00	-	\$	•		\$	-	
18" Corrugated Steel Pipe]	LF	\$ 84.00	-	\$	•	l .	\$	-	
24" Corrugated Steel Pipe		LF	\$ 96,00	=	\$	•	ĺ	\$	-	
30" Corrugated Steel Pipe		LF	\$ 122.00	-	\$	-		\$. •	
36" Corrugated Steel Pipe	i	LF	\$ 147.00	=	\$	•		\$	-	
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$	-	[\$	-	
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$	-	İ	\$	-	
54" Corrugated Steel Pipe		LF	\$ 260.00	=	\$	-		\$	-	
60" Corrugated Steel Pipe		LF	\$ 280.00	=	\$	-	1	\$	-	
66" Corrugated Steel Pipe	ĺ	LF	\$ 340.00	=	\$	-	•	\$	-	
72" Corrugated Steel Pipe	1	LF	\$ 400.00	=	\$	•	1	\$	-	
78" Corrugated Steel Pipe	1 1	LF	\$ 460.00	-	\$			s	-	
84" Corrugated Steel Pipe		LF	\$ 550.00	-	\$	-		s		
Flared End Section (FES) RCP Size = 18"	2		\$ 390,00	_	\$	780.00		1	780.0	
(unit cost = 6x pipe unit scot) Flared End Section (FES) RCP Size = 30"		EA	4 350.00	_	•	700.00		1*	. 7002	
(unit cost = 6x pipe unit cost)	2	EA	\$ 582.00	=	\$	1,164.00		\$	1,164.0	
Flared End Section (FES) RCP Size = 42"	1 -1		4 000 00	_	١.	4 000 00		١.	4 000 0	
(unit cost = 6x pipe unit cost)	2	EA	\$ 960.00	-	\$	1,920.00	1	\$	1,920.0	
Flared End Section (FES) CSP Size =		FA		=	\$	-		\$		
(unit cost = 6x pipe unit cost)	1	EA		_	1.		i	1.		
End Treatment- Headwall	1	EA EA		=	\$	-	l		-	
End Treatment- Wingwall			1	=	\$	•		\$	-	
End Treatment - Culoff Wall	!	EA		=	\$	•	1	1	-	
Curb Inlet (Type R) L=5', Depth < 5'	1	EA	\$ 5,542.00	=	\$	•		\$	-	
Curb inlet (Type R) L=5', 5' ≤ Depth < 10'	1	EA	\$ 7,188,00	=	\$	-		\$	-	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'	1	EA	\$ 8,345.00	=	\$	•		\$	-	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 7,627.00	=	\$	-	i	.\$	-	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 7,861.00	-	\$	•		\$	-	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	-	\$	-		\$	-	
Curb inlet (Type R) L =15', Depth < 5'		EA	\$ 9,918.00	=	\$	-		\$	-	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 10,633.00	= .	\$	•	,	\$	-	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15']	EA	\$ 11,627.00	=	\$	•	İ	\$	-	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,570.00	=	\$	-		\$	-	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'	1	EÁ	\$ 11,687.00	=	\$	-	Į.	\$	-	
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	-	\$	-		\$	-	
Grated inlet (Type D), Depth < 5'		EA	\$ 5,731.00	=	\$	-		\$	-	
Storm Sewer Manhole, Box Base	l i	EA	\$ 11,627.00	=	\$	-		\$	-	
Storm Sewer Manhole, Slab Base	1	EA	\$ 6,395,00	=	\$			İ	-	
Geotextile (Erosion Control)]	SY	\$ 6.00	=	\$	-	1	\$	-	
Rip Rap, d50 size from 6" to 24"	100	Tons	\$ 80.00	=	\$	8,000.00	l i	Š	8.000.0	
Rip Rap, Grouted		Tons	\$ 95.00	_	\$	-		1	9,0001	
Drainage Channel Construction, Size (W x H)		LF	-	=	\$	-		1 .	-	
Drainage Channel Lining, Concrete		CY	\$ 570.00	_	Š	_		1.	-	
Drainage Channel Lining, Controller		CY	\$ 112.00	_	\$			1:		
	1	AG.	\$ 1,469.00	=	\$	-		1:	-	
Drainage Channel Lining, Grass	1	AU.	# 1,409.00	=		•		1	-	
Drainage Channel Lining, Other Stabilization	! !			=	\$	•		13	-	
finsed items not listed but part of construction plans]	! !			=	*	-		1	•	
ubject to defect warranty financial assurance. A minimum of 20% shall	1 '		1	_	1 🕶	-		1*	-	
etained until final acceptance (MAXIMUM OF 80% COMPLETE			on 2 Subtotal	=						

PROJECT INFORMATION								
Abert Rench (10 lots; 2,340 LF of roadway)	2/25/2020	SF-1911						
Project Name	Date	PCD File No.						

	1	1	ı	Unit		1		(with Pre	-Plat C	construction)
Description	Quantity	Units	1	Cost		İ	Total	% Complete		Remaining
ECTION 3 - COMMON DEVELOPMENT IMPRO			tric	and NO	T Maint	lned by	EPC)**			
ROADWAY IMPROVEMENTS	V = 1									
Mailbox Pad	1 1	EA	\$	1,500.00	_	1 e	1,500.00	1 1	ŧ	1,500.0
Mannow Lan	-		1	2/500100	_	1.	2,000,00	1 1	Ĭ	1,500,0
entropy and the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the second of the			1		_	17	_		7	-
	i	i	1		_	7	_	1 1	7	-
e de la companya de la companya de la companya de la companya de la companya de la companya de la companya de		1			-	1	-	l i	?	•
			į		-	3	•	i i	?	-
	1	1	. 1			1.5	•	1	¥	•
	tion: Permanent Por									
42" Reinforced Concrete Pipe	94	LF	\$	160.00	-	\$	15,040.00	i i	ş	15,040.0
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)	1	EA	\$	960.00	=	\$	960.00		\$	960.0
Rip Rap, d50 size from 6" to 24"	100	Tons	\$	80.00	_		8,000.00		ė	8.000.0
Trip Trap, Goo size Horit C to 24	1	1010	1	00.00	_	1	-	i !	į	0,000.0
H 1		į	1		_	1	_	l	Į	_
	i	1			_	Š	_	1 1	I	_
VATER SYSTEM IMPROVEMENTS	ŧ.	1	1		_	1 7		i 1	*	
Water Main Pipe (PVC), Size 8"	1	i LF	\$	40.00		1.	_	1 1		_
		LF	\$	64.00	_	1		1	:	-
Water Main Pipe (PVC), Size 12"	1	LF	\$	75.00	_	1.	-		?	-
Water Main Pipe (Ductile Iron), Size 8"		EA	\$	1.858.00	_	1	-	1 1	?	•
Gale Valves, 8"-12"		EA	3 -	6,597.00	_	*	•	1	?	•
Fire Hydrant Assembly, w/ all valves		,	\$			3	•	1	?	•
Water Service Line Installation, inc. tap and valves	!	EA	\$	1,324.00	=	1		[- [ş.	•
Fire Cistern Installation, complete	1	EA			=	3	•	1 1	ş	•
		1			-	1	•	1	Ŧ	•
finsert items not listed but part of construction plans)	ì	1	1		-	1.5	-	1 1	ş	-
SANITARY SEWER IMPROVEMENTS	1		1 -		r	١.				
Sewer Main Pipe (PVC), Size 8"	1	LF	\$	40.00	=	\$	-	1 1	\$	-
Sanitary Sewer Manhole, Depth < 15 feet	1	EA	\$	4,386.00	=	\$	-	l i	ş	•
Sanitary Service Line Installation, complete		EA	\$	1,402.00	=	\$		1	ş	•
Sanitary Sewer Lift Station, complete		EA	1		=	\$	-	[[\$	-
	ì	1	!		-	\$	-	1	\$	-
finsert items not listed but part of construction plans)		1	i		-	\$	-	1 1	\$	-
ANDSCAPING IMPROVEMENTS	(For subdivision sp	ecific conditio	n of a	approval, or	PUD)			l I		
		EA			=	\$	-	1 1	\$	-
		EA	ĺ		=	\$	-	1 1	\$	-
	1	EA	1		-	\$	•	1 1	\$	
	1	EA	1		-	\$	-	1 1	\$	-
		EA	1			\$	-	I 1	\$	-

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PROJECT INFORMATION 2/25/2020 Abert Ranch (10 lots; 2,340 LF of roadway) SF-1911 Project Name (with Pre-Plat Construction) Description AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)
POND/BMP CERTIFICATION (Inc. elevations and volume calculations) 2,000.00 1,500.00 2,000.00 LS 1.500.00 1,500.00 Total Construction Financial Assurance _\$ (Sum of all section subtotals plus as-builts and pond/BMP certification) Total Remaining Construction Financial Assurance (with Pre-Plat Construction) (Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification) Total Defect Warranty Financial Assurance __\$ (20% of all items identified as (*). To be collateralized at time of preliminary acceptance) as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project. MANAGERIA Approved by El Paso County Engineer / ECM Administrator By: Elizabeth Nijkamp Date:06/09/2020 El Paso County Planning & Community Development