2026 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION		
Project Name: HILLPOINTE PETERSON	Date: 2026-08-14	PCD File No. PPR2613

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 5,000; $8,000 min		CY	$ 7.50	=	$ -		$ -	*
5,001-20,000; $30,000 min		CY	$ 6.50	=	$ -		$ -	*
20,001-50,000; $100,000 min		CY	$ 4.50	=	$ -		$ -	*
50,001-200,000; $175,000 min	55404.	CY	$ 3.00	=	$ 175,000.00		$ 175,000.00	*
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -	*
Erosion Control Blanket	1510.	SY	$ 6.00	=	$ 9,060.00		$ 9,060.00	*
Seeding (inc. noxious weed mgmnt.) & Mulching	2.	AC	$ 2,037.00	=	$ 4,074.00		$ 4,074.00	*
Permanent Pond/PCM (provide engineer's estimate)	1.	EA	$ 75,825.00	=	$ 75,825.00		$ 75,825.00	*
					$ -		$ -	*
					$ -		$ -	*
[insert items not listed but part of construction plans]					$ -		$ -	*
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Inlet Protection	21.	EA	$ 322.00	=	$ 6,762.00		$ 6,762.00	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Sediment Basin	3.	EA	$ 3,483.00	=	$ 10,449.00		$ 10,449.00	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence	4531.	LF	$ 3.00	=	$ 13,593.00		$ 13,593.00	
Slope Drain		LF	$ 30.00	=	$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock	1478.	LF	$ 11.00	=	$ 16,258.00		$ 16,258.00	
Surface Roughening		AC	$ 507.00	=	$ -		$ -	
Vehicle Tracking Control	2.	EA	$ 3,840.00	=	$ 7,680.00		$ 7,680.00	
				=	$ -		$ -	
				=	$ -		$ -	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
MAINTENANCE (35% of Construction BMPs)				=	$ 19,786.20		$ 19,786.20	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 1 Subtotal**	**=**	**$ 340,277.20**		**$ 340,277.20**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control		LS	$ 5,000.00	=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)		Tons	$ 42.00	=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)	22.	CY	$ 81.00	=	$ 1,782.00		$ 1,782.00	*
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -	*
Asphalt Pavement (4" thick)	64.	SY	$ 31.00	=	$ 1,984.00		$ 1,984.00	*
Asphalt Pavement (6" thick)		SY	$ 47.00	=	$ -		$ -	*
Asphalt Pavement (147 lbs/cf) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)	5.	EA	$ 293.00	=	$ 1,465.00		$ 1,465.00	*
Epoxy Pavement Marking	2805.	SF	$ 19.00	=	$ 53,295.00		$ 53,295.00	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)		LF	$ 49.00	=	$ -		$ -	*
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -	*
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -	*
5" Sidewalk	25.	SY	$ 85.00	=	$ 2,125.00		$ 2,125.00	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00	=	$ -		$ -	*
Pedestrian Ramp	2.	EA	$ 1,961.00	=	$ 3,922.00		$ 3,922.00	*
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -	*
Cross Pan, collector (9" thick, 8' wide to include return)	100.	LF	$ 131.00	=	$ 13,100.00		$ 13,100.00	*
Curb Opening with Drainage Chase		EA	$ 2,341.00	=	$ -		$ -	*
Guardrail Type 3 (W-Beam)		LF	$ 87.00	=	$ -		$ -	*
Guardrail Type 7 (Concrete)		LF	$ 104.00	=	$ -		$ -	*
Guardrail End Anchorage		EA	$ 2,485.00	=	$ -		$ -	*
Guardrail Impact Attenuator		EA	$ 22,568.00	=	$ -		$ -	*
Sound Barrier Fence (CMU block, 6' high)		LF	$ 113.00	=	$ -		$ -	*
Sound Barrier Fence (panels, 6' high)		LF	$ 115.00	=	$ -		$ -	*
Electrical Conduit, Size =		LF	$ 33.00	=	$ -		$ -	*
Traffic Signal, (provide engineer's estimate)		EA		=	$ -		$ -	*
Survey Monumentation		EA	$ 638.00	=	$ -		$ -	*
				=	$ -		$ -	*

te
al Estimate
$500.00
$22,500.00
$14,070.00
$3,919.50
$1,875.00
$2,625.00
$11,999.00
$18,336.00
$75,824.50

PROJECT INFORMATION		
Project Name: HILLPOINTE PETERSON	**Date: 2026-08-14**	**PCD File No. PPR2613**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
STORM DRAIN IMPROVEMENTS								*
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	$ -		$ -	*
18" Reinforced Concrete Pipe		LF	$ 111.00	=	$ -		$ -	*
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -	*
30" Reinforced Concrete Pipe		LF	$ 167.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 349.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 476.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 550.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 616.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 136.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 229.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 226.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 465.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 501.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 580.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 654.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 728.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 901.00	=	$ -		$ -	*
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
End Treatment- Headwall		EA		=	$ -		$ -	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall		EA		=	$ -		$ -	*
Curb Inlet (Type R) L=5', Depth < 5'		EA	$ 8,814.00	=	$ -		$ -	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	=	$ -		$ -	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 12,206.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 11,438.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 16,174.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 14,452.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 17,237.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 21,610.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 16,499.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 20,012.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 8,156.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 11,435.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 18,950.00	=	$ -		$ -	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 102.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 136.00	=	$ -		$ -	*
Drainage Channel Construction, Size (W x H)		LF		=	$ -		$ -	*
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 234.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,100.00	=	$ -		$ -	*
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 2 Subtotal**	**=**	**$ 77,673.00**		**$ 77,673.00**	*

PROJECT INFORMATION		
Project Name: HILLPOINTE PETERSON	Date: 2026-08-14	PCD File No. PPR2613

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)	3663.	CY	$ 81.00	=	$ 296,703.00		$ 296,703.00
Asphalt Pavement (4" thick)	21976.	SY	$ 31.00	=	$ 681,256.00		$ 681,256.00
Curb and Gutter, Type A (6" Vertical)	11346.	LF	$ 49.00	=	$ 555,954.00		$ 555,954.00
5" Sidewalk	5038.	SY	$ 85.00	=	$ 428,230.00		$ 428,230.00
Pedestrian Ramp	50.	EA	$ 1,961.00	=	$ 98,050.00		$ 98,050.00
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
Curb Inlet (Type R) L=5', Depth < 5'	20.	EA	$ 8,814.00	=	$ 176,280.00		$ 176,280.00
Curb Inlet (Type R) L=10', Depth < 5'	1.	EA	$ 11,438.00	=	$ 11,438.00		$ 11,438.00
HDPE/RCP Storm Main Pipe	2973.	LF	$ 150.00	=	$ 445,950.00		$ 445,950.00
Storm Sewer Manhole, Slab Base	23.	EA	$ 9,314.00	=	$ 214,222.00		$ 214,222.00
				=	$ -		$ -
				=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	3123.	LF	$ 90.00	=	$ 281,070.00		$ 281,070.00
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"	89.	EA	$ 2,599.00	=	$ 231,311.00		$ 231,311.00
Fire Hydrant Assembly, w/ all valves	13.	EA	$ 9,228.00	=	$ 119,964.00		$ 119,964.00
Water Service Line Installation, inc. tap and valves	468.	EA	$ 1,852.00	=	$ 866,736.00		$ 866,736.00
Fire Cistern Installation, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	2146.	LF	$ 90.00	=	$ 193,140.00		$ 193,140.00
Sanitary Sewer Manhole, Depth < 15 feet	11.	EA	$ 6,136.00	=	$ 67,496.00		$ 67,496.00
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
Sanitary Sewer Lift Station, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
SEE SEPARATE TABLE FOR LANDSCAPE IMPS.	1.	EA	$777,247.00	=	$ 777,247.00		$ 777,247.00
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements		Section 3 Subtotal		=	**$ 5,445,047.00**		**$ 5,445,047.00**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		=	$ -		$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	$ -		$ -

Total Construction Financial Assurance **$ 5,862,997.20**

(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 5,862,997.20**

(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 68,326.40**

(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)

Plant ID	Quantity	Plant Common Name	Size	Price	Landscape Requirement	Total Cost
TREES						
AF	12	Autumn Blaze Maple	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$6,000.00
CS	11	Western Catalpa	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$5,500.00
CO	11	Common Hackberry	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$5,500.00
GT	19	Honey Locust	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$9,500.00
QH	7	Chinkapin Oak	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$3,500.00
TC	15	Littleleaf Linden	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$7,500.00
AT	42	Tatarian Maple	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$21,000.00
AC	12	Shadblow Serviceberry	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$6,000.00
CI	19	Thornless Cockspur Hawthorn	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$9,500.00
MR	27	Malus x 'Spring Snow'	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$13,500.00
SI	19	Japanese Tree Lilac	2" Caliper	$500.00	Street Tree / Internal Tract Tree	$9,500.00
JS	8	Rocky Mountain Juniper	6' Ht.	$500.00	Street Tree / Internal Tract Tree	$4,000.00
PP	8	Colorado Spruce	6' Ht.	$500.00	Street Tree / Internal Tract Tree	$4,000.00
PE	2	Pinyon Pine	6' Ht.	$500.00	Street Tree / Internal Tract Tree	$1,000.00
				TOTAL TREE COST:		$106,000.00
SHRUBS						
BR	82	Rose Gold Japanese Barberry	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$5,740.00
CB	102	Blue Mist Sprea	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$7,140.00
NB	42	Ninebark	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$2,940.00
QG	59	Gambel Oak	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$4,130.00
RG	62	Gro-Low Fragrant Sumac	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$4,340.00
SK	97	Miss Kim Korean Lilac	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$6,790.00
JC	40	Spartan Juniper	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$2,800.00
JB	36	Blue Chip Creeping Juniper	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$2,520.00
BS	118	Birds's Nest Norway Spruce	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$8,260.00
HC	83	Hillside Creeper Scotch Pine	5 gal.	$70.00	Street shrub / Internal Tract Shrub	$5,810.00
			TOTAL SHRUB / GRASS / PERENNIAL COST:			$50,470.00
GROUNDCOVERS						
N/A	2,500 SF	Functional Turf Sod	N/A	$1.25		$3,125.00
N/A	76,104 SF	Native Seed	N/A	$0.8		$60,883.20