

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Date: March 15, 2022

To: Board of County Commissioners

From: Ryan Howser, Planner II

Subject: Request to Approve the Amended Sunset Village Filing No. 4 Subdivision Improvement Agreement (PCD File No. CDR-21-008)

Summary: A request by Scott Van Wyhe, Punchlist Connection, for approval of a subdivision improvement agreement for Sunset Village Filing No. 4. The 44 properties, totaling 13-acres, are zoned R-4 (Planned Development) and are located within the Sunset Village Filing No. 4 subdivision and are located along Black Elk Drive, Redtail Drive, Jayhawk Avenue, Fleet Street, and Wheat Drive and are within Section 12, Township 15 South, Range 36 West of the 6th P.M. (Parcel Nos. 35121-02-016, 35121-02-017, 35121-03-017, 35121-03-018, 35121-05-007, 35121-08-007, 35121-08-008, 35121-08-009, 35121-08-010, 35121-08-011, 35121-08-012, 35121-08-013, 35121-08-014, 35121-08-015, 35121-08-016, 35121-08-017, 35121-08-018, 35121-08-019, 35121-08-020, 35121-08-021, 35121-08-022, 35121-08-023, 35121-08-024, 35121-08-025, 35121-08-026, 35121-08-027, 35121-10-001, 35121-10-002, 35121-10-003, 35121-10-004, 35121-10-005, 35121-10-006, 35121-10-007, 35121-10-008, 35121-10-009, 35121-10-010, 35121-10-011, 35121-11-001, 35121-11-002, 35121-11-003, 35121-11-004, 35121-11-005, 35121-11-006, and 35121-11-007) (Commissioner District No. 4)

The Sunset Village Filing No. 4 Final Plat (PCD File No. SF-01-005) was approved by the Board of County Commissioners (BoCC) on January 10, 2002. The plat was recorded and a portion of the infrastructure was constructed to provide public road access to the lots within the subdivision area. However, road construction was not completed. The applicant is proposing to complete the improvements and has provided an updated subdivision improvement agreement and financial assurance estimate.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

The applicant's letter of intent includes a punch list identifying the deficiencies and public improvements not completed as summarized below:

Overall concerns throughout the filing include lack of regulatory signage per current standards; sidewalks not constructed per plan; general clean-up of all gutter, inlet and channel flow lines; stabilization of all disturbed areas; adjustment of valves and/or manholes if not flush or within ½" below final roadway elevation; and crack sealing of asphalt as needed in an effort to regain integrity of aged roadway surface.

The amended Subdivision Improvement Agreement would provide two (2) years to complete the necessary improvements.

Attachments:

Subdivision Improvement Agreement
Financial Assurance Forms
Letter of Intent

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between Sunset Village View, 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 signed by the Executive Director of the El Paso County Planning and Community Development Department.

WITNESSETH:

WHEREAS, the Subdivider has purchased most if not all of the undeveloped lots in the Sunset Village Filing 4 Subdivision; and

WHEREAS, the Subdivider 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(s) A (Financial Assurance Estimate Form, Phase I) 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 (Financial Assurance Estimate Form, Phase I) 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 an irrevocable letter of credit in the amount of \$380,906.24 issued by Integrity Bank of Colorado Springs, CO.
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 (Financial Assurance Estimate Form, Phase I), 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 have been constructed and completed in accordance with the approved construction

plans and preliminary acceptance is received from the County. In the alternative, the following 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, (Financial Assurance Estimate Form, Phase I): Block 1, Lots 1-7; Block 4, Lots 14-21; Block 5, Lots 1 & 2; Block 6, Lots 1 & 2; Block 7, Lot 1.

4. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A, Phase I 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 12 (twelve) 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. 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.
10. The Subdivider 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

(Date of Signature)

By: _____
Craig Dossey, Executive Director
Planning and Community Development
Authorized signatory pursuant to LDC
Approved as to form:

County Attorney's Office

SUBDIVIDER

Sunset Village View, LLC

By: _____

Name: _____

Title: _____

Subscribed, sworn to and acknowledged before me this _____ day of _____, 20__,
by the parties above named.

My commission expires: _____.

Notary Public

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

Updated: 12/22/2020

PROJECT INFORMATION		
SUNSET VILLAGE FILING NO. 4 - PHASE 1	1/5/2022	CDR-21-008
Project Name	Date	PCD File No.

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		CY	\$ 2.50	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	1.08	AC	\$ 828.00	=	\$ 894.24		\$ 894.24
* Mulching	1.08	AC	\$ 777.00	=	\$ 839.16		\$ 839.16
* Permanent Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 21.00	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 34,100.00	=	\$ 34,100.00		\$ 34,100.00
		EA		=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	2	EA	\$ 2,453.00	=	\$ 4,906.00		\$ 4,906.00
Silt Fence	1,620	LF	\$ 2.60	=	\$ 4,212.00		\$ 4,212.00
Temporary Seeding		AC	\$ 650.00	=	\$ -		\$ -
Temporary Mulch		AC	\$ 777.00	=	\$ -		\$ -
Erosion Bales		EA	\$ 26.00	=	\$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 518.00	=	\$ -		\$ -
Inlet Protection	4	EA	\$ 173.00	=	\$ 692.00		\$ 692.00
Sediment Basin		EA	\$ 1,824.00	=	\$ -		\$ -
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00		\$ 932.00
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ 3,759.70		\$ 3,759.70
MAINTENANCE (35% of Construction BMPs)				=	\$ 3,759.70		\$ 3,759.70
Section 1 Subtotal				=	\$ 50,335.10		\$ 50,335.10
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)	5,273	SY	\$ 14.50	=	\$ 76,463.33		\$ 76,463.33
Asphalt Pavement (4" thick)		SY	\$ 20.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 91.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	2	EA	\$ 311.00	=	\$ 622.00		\$ 622.00
Guide/Street Name Sign	10	EA	\$ 500.00	=	\$ 5,000.00		\$ 5,000.00
Epoxy Pavement Marking		SF	\$ 14.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 24.00	=	\$ -		\$ -
Barricade - Type 3	4	EA	\$ 207.00	=	\$ 828.00		\$ 828.00
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	900	LF	\$ 31.00	=	\$ 27,900.00		\$ 27,900.00
4" Sidewalk (common areas only)		SY	\$ 50.00	=	\$ -		\$ -
5" Sidewalk	1,781	SY	\$ 62.00	=	\$ 110,394.44		\$ 110,394.44
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp	4	EA	\$ 1,190.00	=	\$ 4,760.00		\$ 4,760.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 63.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 95.00	=	\$ -		\$ -
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	=	\$ -		\$ -
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	=	\$ -		\$ -

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

PROJECT INFORMATION			
SUNSET VILLAGE FILING NO. 4 - PHASE 1	1/5/2022	CDR-21-008	
Project Name	Date	PCD File No.	

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	\$ 67.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 81.00	=	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 100.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 124.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 166.00	=	\$ -		\$ -
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'		EA	\$ 5,736.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 7,894.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 8,136.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,265.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 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		EA	\$ 12,034.00	=	\$ -		\$ -
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				=	\$ -		\$ -
Manhole Lid Replacement	8	EA	\$ 500.00	=	\$ 4,000.00		\$ 4,000.00
Cement Treated Subgrade @ 3% for 10"	4,863	SY	\$ 13.00	=	\$ 63,215.36		\$ 63,215.36
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
[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					=	\$ 298,183.14	\$ 298,183.14

PROJECT INFORMATION		
SUNSET VILLAGE FILING NO. 4 - PHASE 1	1/5/2022	CDR-21-008
Project Name	Date	PCD File No.

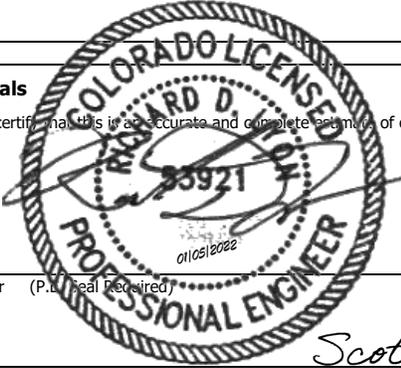
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**								
ROADWAY IMPROVEMENTS								
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
18" RCP Pipe	50	LF	\$ 67.00	=	\$ 3,350.00		\$ 3,350.00	
24" RCP Pipe	178	LF	\$ 81.00	=	\$ 14,418.00		\$ 14,418.00	
24" FES	1	EA	\$ 2,000.00	=	\$ 2,000.00		\$ 2,000.00	
Riprap, d50 size 6"	1.2	CY	\$ 100.00	=	\$ 120.00		\$ 120.00	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"		LF	\$ 66.00	=	\$ -		\$ -	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	\$ -		\$ -	
Gate Valves, 8"		EA	\$ 1,923.00	=	\$ -		\$ -	
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,828.00	=	\$ -		\$ -	
Water Service Line Installation, inc. tap and valves		EA	\$ 1,370.00	=	\$ -		\$ -	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
				=	\$ -		\$ -	
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"		LF	\$ 66.00	=	\$ -		\$ -	
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,540.00	=	\$ -		\$ -	
Sanitary Service Line Installation, complete		EA	\$ 1,451.00	=	\$ -		\$ -	
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		=	\$ -		\$ -	
					Section 3 Subtotal	= \$ 19,888.00		\$ 19,888.00

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

PROJECT INFORMATION

SUNSET VILLAGE FILING NO. 4 - PHASE 1 1/5/2022 CDR-21-008
 Project Name Date PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 10,000.00	=	\$ 10,000.00	\$	10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,500.00	=	\$ 2,500.00	\$	2,500.00
Total Construction Financial Assurance						\$	380,906.24
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	380,906.24
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	66,803.31
(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.

Engineer (P.L. Seal Required) _____

Scott Van Wyke 01/06/2022

Approved by Owner / Applicant _____ Date

Approved by El Paso County Engineer / ECM Administrator _____

APPROVED
Engineering Department
 03/01/2022 9:53:07 AM
dsdnijkamp
 EPC Planning & Community
 Development Department

2022 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 11/4/2021

PROJECT INFORMATION		
SUNSET VILLAGE FILING NO. 4 - PHASE 2	3/1/2022	CDR-21-008
Project Name	Date	PCD File No.

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		CY	\$ 2.50	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	0.42	AC	\$ 886.00	=	\$ 372.12		\$ 372.12
* Mulching	0.42	AC	\$ 831.00	=	\$ 349.02		\$ 349.02
* Permanent Erosion Control Blanket		SY	\$ 7.00	=	\$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 22.00	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,625.00	=	\$ 2,625.00		\$ 2,625.00
Silt Fence	400	LF	\$ 3.00	=	\$ 1,200.00		\$ 1,200.00
Temporary Seeding		AC	\$ 695.00	=	\$ -		\$ -
Temporary Mulch		AC	\$ 831.00	=	\$ -		\$ -
Erosion Bales		EA	\$ 28.00	=	\$ -		\$ -
Erosion Logs/Straw Wattles		LF	\$ 6.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 554.00	=	\$ -		\$ -
Inlet Protection		EA	\$ 185.00	=	\$ -		\$ -
Sediment Basin		EA	\$ 1,952.00	=	\$ -		\$ -
Concrete Washout Basin	1	EA	\$ 997.00	=	\$ 997.00		\$ 997.00
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					=	\$ 1,687.70	\$ 1,687.70
Section 1 Subtotal					=	\$ 7,230.84	\$ 7,230.84
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 31.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)	3,111	SY	\$ 16.00	=	\$ 49,776.00		\$ 49,776.00
Asphalt Pavement (4" thick)		SY	\$ 21.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 32.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 97.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 9.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 333.00	=	\$ -		\$ -
Guide/Street Name Sign		EA		=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 15.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 26.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 221.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 27.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 32.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 32.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	110	LF	\$ 32.00	=	\$ 3,520.00		\$ 3,520.00
4" Sidewalk (common areas only)		SY	\$ 53.00	=	\$ -		\$ -
5" Sidewalk	1,072	SY	\$ 66.00	=	\$ 70,752.00		\$ 70,752.00
6" Sidewalk		SY	\$ 80.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 106.00	=	\$ -		\$ -
Pedestrian Ramp	1	EA	\$ 1,273.00	=	\$ 1,273.00		\$ 1,273.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 67.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 102.00	=	\$ -		\$ -
Curb Chase		EA	\$ 1,639.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 80.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,324.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,172.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 89.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 18.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 470,666	=	\$ -		\$ -

PROJECT INFORMATION		
SUNSET VILLAGE FILING NO. 4 - PHASE 2	3/1/2022	CDR-21-008
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	=	\$	Total	(with Pre-Plat Construction)	
							% Complete	Remaining
[insert items not listed but part of construction plans]				=	\$	-		\$ -
[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	\$ 70.00	=	\$	-		\$ -
24" Reinforced Concrete Pipe		LF	\$ 83.00	=	\$	-		\$ -
30" Reinforced Concrete Pipe		LF	\$ 104.00	=	\$	-		\$ -
36" Reinforced Concrete Pipe		LF	\$ 128.00	=	\$	-		\$ -
42" Reinforced Concrete Pipe		LF	\$ 171.00	=	\$	-		\$ -
48" Reinforced Concrete Pipe		LF	\$ 209.00	=	\$	-		\$ -
54" Reinforced Concrete Pipe		LF	\$ 272.00	=	\$	-		\$ -
60" Reinforced Concrete Pipe		LF	\$ 319.00	=	\$	-		\$ -
66" Reinforced Concrete Pipe		LF	\$ 368.00	=	\$	-		\$ -
72" Reinforced Concrete Pipe		LF	\$ 421.00	=	\$	-		\$ -
18" Corrugated Steel Pipe		LF	\$ 90.00	=	\$	-		\$ -
24" Corrugated Steel Pipe		LF	\$ 103.00	=	\$	-		\$ -
30" Corrugated Steel Pipe		LF	\$ 131.00	=	\$	-		\$ -
36" Corrugated Steel Pipe		LF	\$ 157.00	=	\$	-		\$ -
42" Corrugated Steel Pipe		LF	\$ 180.00	=	\$	-		\$ -
48" Corrugated Steel Pipe		LF	\$ 190.00	=	\$	-		\$ -
54" Corrugated Steel Pipe		LF	\$ 278.00	=	\$	-		\$ -
60" Corrugated Steel Pipe		LF	\$ 300.00	=	\$	-		\$ -
66" Corrugated Steel Pipe		LF	\$ 364.00	=	\$	-		\$ -
72" Corrugated Steel Pipe		LF	\$ 428.00	=	\$	-		\$ -
78" Corrugated Steel Pipe		LF	\$ 492.00	=	\$	-		\$ -
84" Corrugated Steel Pipe		LF	\$ 588.00	=	\$	-		\$ -
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		=	\$	-		\$ -
End Treatment- Headwall		EA		=	\$	-		\$ -
End Treatment- Wingwall		EA		=	\$	-		\$ -
End Treatment - Cutoff Wall		EA		=	\$	-		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,138.00	=	\$	-		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00	=	\$	-		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 9,242.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 8,447.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 8,706.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,984.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 11,775.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	=	\$	-		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 11,706.00	=	\$	-		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 12,920.00	=	\$	-		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	=	\$	-		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	=	\$	-		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 12,876.00	=	\$	-		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 7,082.00	=	\$	-		\$ -
Geotextile (Erosion Control)		SY	\$ 7.00	=	\$	-		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 89.00	=	\$	-		\$ -
Rip Rap, Grouted		Tons	\$ 105.00	=	\$	-		\$ -
Drainage Channel Construction, Size (W x H)		LF	\$ -	=	\$	-		\$ -
Drainage Channel Lining, Concrete		CY	\$ 631.00	=	\$	-		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 124.00	=	\$	-		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,626.00	=	\$	-		\$ -
Drainage Channel Lining, Other Stabilization				=	\$	-		\$ -
Manhole Lid Replacement	3	EA	\$ 500.00	=	\$	1,500.00		\$ 1,500.00
Cement Treated Subgrade @ 3% for 10"	3,521	SY	\$ 13.00	=	\$	45,773.00		\$ 45,773.00
Clean Out of Inlets	1	LS	\$ 500.00	=	\$	500.00		\$ 500.00
[insert items not listed but part of construction plans]				=	\$	-		\$ -
Section 2 Subtotal						\$ 178,094.00		\$ 178,094.00

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

PROJECT INFORMATION		
SUNSET VILLAGE FILING NO. 4 - PHASE 2	3/1/2022	CDR-21-008
Project Name	Date	PCD File No.

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							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"		LF	\$ 71.00	=	\$ -		\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 83.00	=	\$ -		\$ -
Gate Valves, 8"		EA	\$ 2,058.00	=	\$ -		\$ -
Fire Hydrant Assembly, w/ all valves		EA	\$ 7,306.00	=	\$ -		\$ -
Water Service Line Installation, inc. tap and valves		EA	\$ 1,466.00	=	\$ -		\$ -
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	\$ 71.00	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,858.00	=	\$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,553.00	=	\$ -		\$ -
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)							
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Section 3 Subtotal					=	\$ -	\$ -

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

PROJECT INFORMATION		
SUNSET VILLAGE FILING NO. 4 - PHASE 2	3/1/2022	CDR-21-008
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 10,000.00	=	\$ 10,000.00	\$	10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	\$ -	\$	-
Total Construction Financial Assurance						\$	195,324.84
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	195,324.84
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	35,763.03
(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.

Engineer (P.E. Seal Required) _____
Scott Van Wyke
 Approved by Owner / Applicant

_____ Date 03/01/2022

_____ Date **APPROVED**
Engineering Department

Approved by El Paso County Engineer / ECM Administrator _____ Date **03/01/2022 3:22:24 PM**
dsdnijkamp
EPC Planning & Community Development Department

LETTER OF INTENT FOR SUNSET VILLAGE FILING 4 CONSTRUCTION PROJECT

12/03/21

El Paso County Planning and Community Development Department

Subject: Letter of Intent Regarding Punch List of Deficiencies Performed on 10/13/2016 and 09/24/2020.

To Whom It May Concern,

Sunset Village View, LLC purposes to repair, replace, and bring up to code items found to be deficient during inspections of Sunset Village, Filing 4 on 10/13/16 and 09/24/20 performed by El Paso County Planning and Community Development. All repairs will be approved by the county prior to work starting and inspected by El Paso County Planning and Community Development during work.

1. **Landowner/Builder: Sunset Village View, LLC**
2. **Civil Engineer: Richard Lyons**
3. **Contractor: Pyramid Construction, Inc.**
4. **Property: Sunset Village Filing 4, El Paso County, Colorado**
5. **Scope of Work To Be Addressed: El Paso County Planning and Community Development Department punch list of deficiencies attached hereto, dated 10/13/2016 and 09/24/2020.**
6. **Project Description: Sunset Village View, LLC intends to reconstruct the subdivision roadways and make repairs in two phases. Roads will be corrected by utilizing a composite section of Cement Treated Subgrade and Hot Mix Asphalt per an engineered Pavement Design Report prepared by RMG on 05/03/2021. All work called out in the Punch List of Deficiencies will be performed per the El Paso County Engineering Criteria Manual. The first phase of construction will address the punch list of deficiencies pertaining to Jayhawk Ave, Redtail Dr, Fleet St. The second phase of construction will address the punch list of deficiencies pertaining to Black Elk Dr and Pipestem Ave.**

Sunset Village View, LLC agrees that this Letter of Intent shall be superseded by county documents agreed upon, to include but not limited to the Subdivision Improvements Agreement, Financial Assurances, and approved Pavement Design Reports provided by or requested from El Paso County.

Sunset Village View, LLC: *Scott Van Wyke* _____

Scott Van Wyhe

Date: 12/06/2021 _____

Exhibit A, Sunset Village Filing No 4 Updated Punch List- 10/12/2016

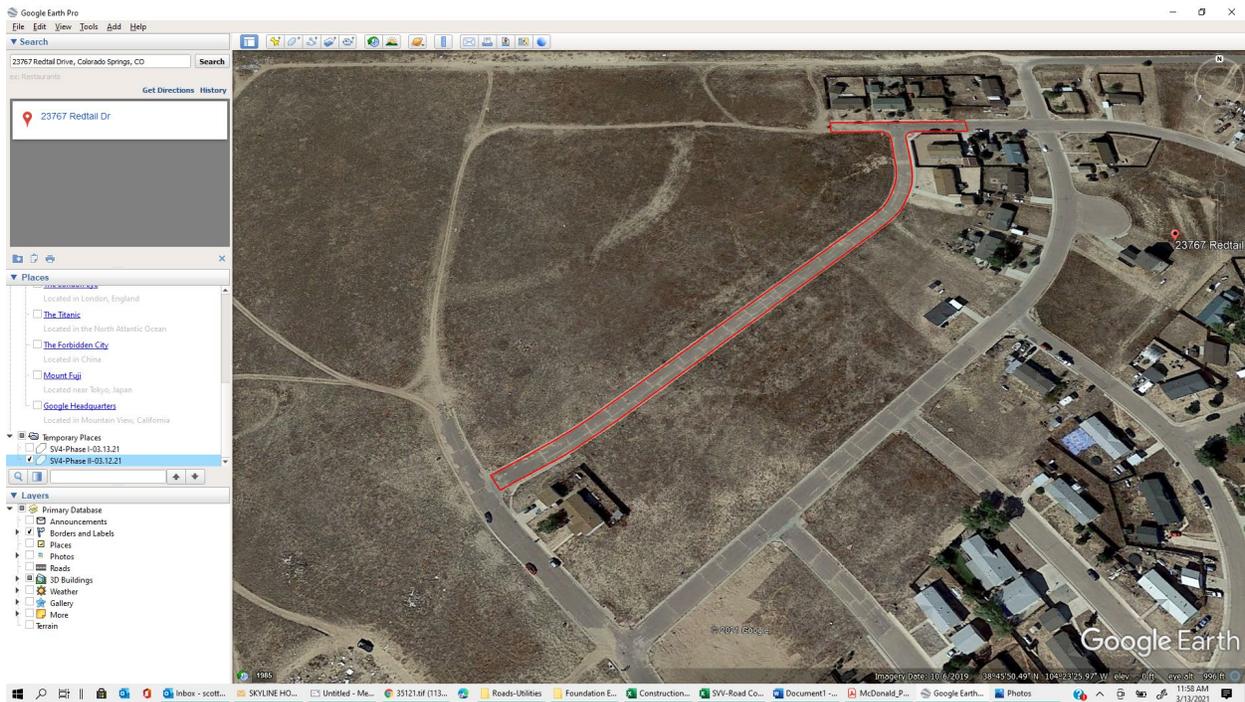
Exhibit B, Sunset Village F4 Punch List of Deficiencies 09/23/2020

Sunset Village, Filing 4 Road Repair Phases

Phase 1: 46,456 sf



Phase 2: 34,881 sf



EL PASO

COMMISSIONERS:
DENNIS HISEY (CHAIR)
DARRYL GLENN (VICE-CHAIR)



COUNTY

SALLIE CLARK
PEGGY LITTLETON
MARK WALLER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 12, 2016

Mr. Mark Shellans

P.O Box 88269

Colorado Springs, CO 80908

Re: Sunset Village Filings No. 4 Updated Punch List

Dear Mr. Shellans,

I have enclosed an updated punch list of deficiencies as a result of recent field inspection. In addition to the punch list items, letters of acceptance and maintenance of utilities within the above subdivision by the utility providers, as well as signed and stamped engineer certification letters of substantial compliance with the approved plans will need to be forwarded to El Paso County for each filing. Once these issues have been resolved and the applicable acceptance processing fees have been submitted, El Paso County will be able to move forward with request for final release, acceptance of public improvements into county maintenance and the initiation of the developer's applicable warranty period.

If you have any questions or if I can be of further assistance, please don't hesitate to call.

Sincerely,

Paul Wiggs
Inspection Supervisor
Engineering Division
Planning and Community Development
719 520-6819

cc: Frank Quintana, Michelle Davenport

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

October 13, 2016

Sunset Village Filing No. 4

General Requirements

Overall concerns throughout the filing include lack of regulatory signage per current standards; sidewalks not constructed per plan; general clean-up of all gutter, inlet and channel flow lines; stabilization of all disturbed areas; adjustment of valves and/or manholes if not flush or within ½" below final roadway elevation; and crack sealing of asphalt as needed in an effort to regain integrity of aged roadway surface.

Jayhawk Ave.

- Install top lift of asphalt and sawcut at east edge to match existing top mat
- Replace or retrofit existing Ped Ramps to meet current ADA standards
- Replace rebar grates on inlet boxes with storm Sewer Manhole lids (3)
- Extend bottom mat of asphalt at North end of Jayhawk to end of C&G

Black Elk Dr.

- Install top lift of asphalt and saw cut to match existing top mat
- Remove Ped Ramps that have separated from curb edge at Pipestem
- Place bottom mat of asphalt at west end of Pipestem to match end of C&G

PipestemDr.

- Install top lift of asphalt and saw cut to match existing top mat at
- Install a Mid-Block ped ramp at 4583 Pipestem
- Patch all settlement areas in bottom mat prior to placing top mat

Redtail Dr.

- Install top lift of asphalt and saw cut top mat at north end to match existing top mat
- Replace or retrofit existing Ped ramps to meet current ADA standards
- Install a Mid-Block Ped ramp at Redtail & Wheat Dr.

Wheat Dr.

- Install top lift of asphalt and saw cut existing top mat at South end of Wheat Dr. to match
- Raise Manhole to match final grade

Fleet Dr.

- Install new Ped Ramp at Redtail & Fleet Dr. @ NW corner
- Install top lift of asphalt and saw cut to match existing top mat at East end
- Bring all Manholes and Valves to Final grade

Detention Pond

- Remove all Trash and Debris from Pond area
- Remove debris from outlet structure and flush outlet pipe
- Install Rip Rap apron at outlet pipe per plan
- Install Well Screen and Orifice plate on outlet structure
- Install Rip rap trickle channel per plan
- Provide additional stabilization and seeding on slopes as needed
- Install Rip Rap embankment per plan

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 24, 2020

Re: Sunset Village F4.

Dear Scott,

As a result of recent inspection, we have included a punch list of deficiencies per the approved construction plans.

Please follow previous punch list dated October 13th, 2016 on the detention pond issues. The previous punch list items will need to be fixed or repaired according to the item listed.

If you have any questions or if I can be of any assistance please don't hesitate to contact me.

Sincerely,

David Parkerson
Engineering Inspection II
El Paso County – PCD
719-425-7075

Cc:

**Sunset Village F4
Punch List of Deficiencies
Per Approved Plans
September 23, 2020**

Black Elk Dr:

- Ped Ramps need to be brought to current ADA standards
- 23763 remove and replace curb and gutter x1.
- Manhole lids need to be properly installed.

Jayhawk Ave:

- 23610 curb and gutter remove and replace x2.
- Manhole lids placed at the inlets.
- Inlets need to be cleaned.
- Ped ramps need to be brought up to ADA standards.
- Remove and replace curb and gutter at the south inlet.
- Turn around at end of Jayhawk needs to be installed per plan.

Pipestem Ave:

- 4583 Remove and replace curb and gutter x1.
- Turn around at the end of Pipestem needs to be installed per plan.

West Redtail Dr:

- Ped ramps need to be brought up to ADA standards.
- 23698 remove and replace curb and gutter x1.
- Remove and replace curb and gutter along empty lots.

Fleet St:

- Ped ramps need to be brought up to ADA standards.

Wheat Dr:

- Repair curb and gutter at 23690 x1.

General:

- Second lift of asphalt needs to be completed.
- Base should be tested for stability.
- Clean up curb and gutter.
- Signage needs to be installed.