

PRE-DEVELOPMENT SITE GRADING ACKNOWLEDGEMENT  
AND RIGHT OF ACCESS AGREEMENT

The undersigned (“Applicant”) owns and holds legal title to the real property to be known as Winsome Filing No 1 (“Property”), which Property is legally described on Exhibit A attached hereto and incorporated herein by this reference.

Applicant seeks approval for Pre-Development Site Grading under Section 6.2.6 of the El Paso County Land Development Code. As a condition of approval and issuance of Construction Permit No. [REDACTED], Applicant must complete and submit this Pre-Development Site Grading Acknowledgement and Right of Access Agreement (“Agreement”). In compliance therewith, by signing below, Applicant hereby acknowledges and agrees as follows:

1. The approval and issuance of the Construction Permit does not guarantee or create a right in, or a right of expectation in, Applicant that the El Paso County Planning Commission will recommend or the Board of County Commissioners of El Paso County will approve Applicant’s final plat for the Property. Applicant may proceed with grading under the Construction Permit at Applicant’s sole risk.
2. The Construction Permit shall be personal to the Applicant and shall not run with the land. Any successors and/or assigns of the Applicant desiring to proceed or continue with the Pre-Development Site Grading approval shall execute their own Pre-Development Site Grading Acknowledgement and Right of Access Agreement, obtain their own Construction Permit and provide replacement financial guarantees.
3. Applicant hereby grants to El Paso County, its employees, agents, contractors, and/or subcontractors free access to enter upon the Property at all reasonable hours for the following purposes in accordance with requirements of the El Paso County Engineering Criteria Manual (ECM), Section I.5:
  - a. To inspect and investigate for compliance with Construction Permit requirements, including, but not limited to, proper installation and maintenance of erosion and sediment control measures; and
  - b. To inspect and investigate for completion of grading activities and soil stabilization requirements; and
  - c. In the event of noncompliance with either of the above, to identify deficiencies, which may result in issuance of a Letter of Noncompliance which includes such deficiencies to be corrected by Applicant; and
  - d. In the event the Applicant does not correct deficiencies identified in a Letter of Noncompliance, to draw on collateral provided and perform the work in order to correct said deficiencies pursuant to ECM Section I.6.1.H.

4. Applicant shall indemnify, defend, and forever hold harmless the Board of County Commissioners of El Paso County, their officers, employees, agents, contractors, and subcontractors, from any and all claim, demand, action, cause of action, loss, damage, injury, property damage, personal injury, death, liability, duty, obligation, costs and expenses (including attorney fees) arising out of or related to such entry on the Property. Nothing in this section shall be deemed to waive or otherwise limit the defenses available to the Board of County Commissioners pursuant to the Colorado Governmental Immunity Act or as otherwise provided by law.
5. In accordance with ECM Sections 5.3.15 and I.4.1.A.3, Applicant is obligated to provide security or collateral sufficient to make reasonable provision for completion of the grading, erosion control and final stabilization measures, in the amount set forth on Exhibit B attached hereto. Collateral shall be in the form of cash, cashier's check, or letter of credit issued by a financial institution authorized to do business in the State of Colorado. Collateral in the form of Letter of Credit, issued by Kirkpatrick Bank in the amount of \$ 330,001.80 has been provided as security to guarantee completion of the proposed grading, erosion control and final stabilization measures.
6. Applicant is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Applicant 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 allow the County to execute on the collateral.
7. All of those certain grading, erosion control and final stabilization measures to be completed as identified on Exhibit B 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.
8. All grading, erosion control and final stabilization measures shall be completed by the Applicant within 12 (twelve) months from the date of notice to proceed in the Construction Permit. If Applicant determines that the completion date needs to be extended, Applicant 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 Construction Permit may be extended at the discretion of the ECM Administrator. The completion date for the grading, erosion control, and final stabilization measures 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. Failure to meet the original or extended completion date, as applicable, shall allow the County to execute on the collateral.

9. At any time the County determines, in its sole discretion, that Applicant has failed to comply with any of the terms or conditions of this Agreement or to complete the required grading, erosion and sediment control measures, or final site stabilization, it may draw on the collateral provided, up to the total amount, to complete such work.

IN WITNESS WHEREOF, the Applicant hereby executes this Pre-Development Site Grading Acknowledgement and Right of Access Agreement this 3rd day of June, 2020.

APPLICANT:

  
\_\_\_\_\_  
Andrew J. Biggs, Manager, Winsome, LLC

STATE OF COLORADO    )  
  )ss.  
COUNTY OF EL PASO    )

The foregoing instrument was acknowledged before me this 3rd day of June, 2020, by Andrew J. Biggs.

Witness my hand and official seal.

My commission expires: 02-26-2022

KIMBERLY J MCGUIRE  
Notary Public  
State of Colorado  
Notary ID # 20184008996  
My Commission Expires 02-26-2022

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Craig Dossey, Executive Director  
Planning and Community Development Department

\_\_\_\_\_  
Date

Approved as to Content and Form:

\_\_\_\_\_  
Assistant County Attorney



# EXHIBIT A

## LEGAL DESCRIPTION: WINSOME FILING NO. 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, RANGE 11 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO THE POINT OF BEGINNING; THENCE S89°41'23"E, A DISTANCE OF 820.25 FEET; THENCE N29°41'56"E, A DISTANCE OF 768.98 FEET; THENCE S89°45'39"E, A DISTANCE OF 128.26 FEET; THENCE S69°47'19"E, A DISTANCE OF 306.30 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°47'19"W, HAVING A DELTA OF 2°06'42", A RADIUS OF 1,790.00 FEET, A DISTANCE OF 65.97 FEET TO A POINT OF TANGENT; THENCE N18°06'10"E, A DISTANCE OF 383.72 FEET; THENCE N19°13'35"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°13'35"E, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,283.60 FEET TO A POINT ON CURVE; THENCE N30°48'16"W, A DISTANCE OF 58.07 FEET; THENCE N54°25'41"E, A DISTANCE OF 240.00 FEET; THENCE S40°33'13"E, A DISTANCE OF 117.62 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N40°33'13"W, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530.00 FEET A DISTANCE OF 203.49 FEET TO A POINT OF TANGENT; THENCE N41°49'33"E, A DISTANCE OF 100.05 FEET; THENCE S34°15'42"E, A DISTANCE OF 1,176.07 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°44'46"W, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970.00 FEET, A DISTANCE OF 244.03 FEET TO A POINT OF TANGENT; THENCE S54°46'33"W, A DISTANCE OF 146.74 FEET; THENCE S35°13'27"E, A DISTANCE OF 60.00 FEET; THENCE N54°46'33"E, A DISTANCE OF 146.74 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT ON CURVE; THENCE S32°53'11"E, A DISTANCE OF 363.08 FEET; THENCE S21°16'12"E, A DISTANCE OF 333.95 FEET; THENCE S10°20'00"E, A DISTANCE OF 247.91 FEET; THENCE S00°29'45"E, A DISTANCE OF 484.81 FEET TO A

POINT 30.00 FEET NORTH OF THE SOUTH LINE OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; THENCE S89°30'15"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 4,535.40 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 922.65 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,161,246 SQUARE FEET OR 164.400 ACRES.

# EXHIBIT B

## 2019 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 7/16/2019

PROJECT INFORMATION		
Winsome Filing 1 - Early Grading	3/29/2020	EGP-20-001
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>						
* 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	56,350	CY	\$ 2.50	= \$ 175,000.00		\$ 175,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	10	AC	\$ 800.00	= \$ 8,000.00		\$ 8,000.00
* Mulching	10	AC	\$ 750.00	= \$ 7,500.00		\$ 7,500.00
* Permanent Erosion Control Blanket	1,140	SY	\$ 6.00	= \$ 6,840.00		\$ 6,840.00
* Permanent Pond/BMP Construction		CY	\$ 20.00	= \$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket	22,360	SY	\$ 3.00	= \$ 67,080.00		\$ 67,080.00
Vehicle Tracking Control	2	EA	\$ 2,370.00	= \$ 4,740.00		\$ 4,740.00
Silt Fence	5,000	LF	\$ 2.50	= \$ 12,500.00		\$ 12,500.00
Temporary Seeding		AC	\$ 628.00	= \$ -		\$ -
Temporary Mulch	2	AC	\$ 750.00	= \$ 1,500.00		\$ 1,500.00
Erosion Bales		EA	\$ 25.00	= \$ -		\$ -
Erosion Logs/Straw Waddle	500	LF	\$ 5.00	= \$ 2,500.00		\$ 2,500.00
Rock Check Dams	4	EA	\$ 500.00	= \$ 2,000.00		\$ 2,000.00
Inlet Protection		EA	\$ 167.00	= \$ -		\$ -
Sediment Basin	4	EA	\$ 1,762.00	= \$ 7,048.00		\$ 7,048.00
Concrete Washout Basin	1	EA	\$ 900.00	= \$ 900.00		\$ 900.00
<i>(insert items not listed but part of construction plans)</i>				= \$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$ 34,393.80		\$ 34,393.80
<b>Section 1 Subtotal</b>				= \$ <b>330,001.80</b>		\$ <b>330,001.80</b>

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

### SECTION 2 - PUBLIC IMPROVEMENTS \*

ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	= \$ -		\$ -
Asphalt Pavement (5" thick)		SY	\$ 29.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 88.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 8.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 300.00	= \$ -		\$ -
Guide/Street Name Sign		EA		= \$ -		\$ -
Epoxy Pavement Marking		SF	\$ 13.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 200.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 24.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 48.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 60.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 96.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,150.00	= \$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 61.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	= \$ -		\$ -
Curb Chase		EA	\$ 1,480.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	= \$ -		\$ -

PROJECT INFORMATION		
	3/29/2020	EGP-20-001
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<i>[insert items not listed but part of construction plans]</i>						
<b>STORM DRAIN IMPROVEMENTS</b>						
Concrete Box Culvert (M Standard), Size ( W x H )		LF		= \$		\$
18" Reinforced Concrete Pipe		LF	\$ 65.00	= \$		\$
24" Reinforced Concrete Pipe		LF	\$ 78.00	= \$		\$
30" Reinforced Concrete Pipe		LF	\$ 97.00	= \$		\$
36" Reinforced Concrete Pipe		LF	\$ 120.00	= \$		\$
42" Reinforced Concrete Pipe		LF	\$ 160.00	= \$		\$
48" Reinforced Concrete Pipe		LF	\$ 195.00	= \$		\$
54" Reinforced Concrete Pipe		LF	\$ 245.00	= \$		\$
60" Reinforced Concrete Pipe		LF	\$ 288.00	= \$		\$
66" Reinforced Concrete Pipe		LF	\$ 332.00	= \$		\$
72" Reinforced Concrete Pipe		LF	\$ 380.00	= \$		\$
18" Corrugated Steel Pipe		LF	\$ 84.00	= \$		\$
24" Corrugated Steel Pipe		LF	\$ 96.00	= \$		\$
30" Corrugated Steel Pipe		LF	\$ 122.00	= \$		\$
36" Corrugated Steel Pipe		LF	\$ 147.00	= \$		\$
42" Corrugated Steel Pipe		LF	\$ 168.00	= \$		\$
48" Corrugated Steel Pipe		LF	\$ 178.00	= \$		\$
54" Corrugated Steel Pipe		LF	\$ 260.00	= \$		\$
60" Corrugated Steel Pipe		LF	\$ 280.00	= \$		\$
66" Corrugated Steel Pipe		LF	\$ 340.00	= \$		\$
72" Corrugated Steel Pipe		LF	\$ 400.00	= \$		\$
78" Corrugated Steel Pipe		LF	\$ 460.00	= \$		\$
84" Corrugated Steel Pipe		LF	\$ 550.00	= \$		\$
Flared End Section (FES) RCP Size = <small>(unit cost = fix pipe unit cost)</small>		EA		= \$		\$
Flared End Section (FES) CSP Size = <small>(unit cost = fix 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	\$ 5,542.00	= \$		\$
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00	= \$		\$
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	= \$		\$
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	= \$		\$
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	= \$		\$
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	= \$		\$
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	= \$		\$
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		EA	\$ 11,627.00	= \$		\$
Storm Sewer Manhole, Slab Base		EA	\$ 6,395.00	= \$		\$
Geotextile (Erosion Control)		SY	\$ 6.00	= \$		\$
Rip Rap, d50 size from 6" to 24"		Tons	\$ 80.00	= \$		\$
Rip Rap, Grouted		Tons	\$ 95.00	= \$		\$
Drainage Channel Construction, Size ( W x H )		LF		= \$		\$
Drainage Channel Lining, Concrete		CY	\$ 570.00	= \$		\$
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	= \$		\$
Drainage Channel Lining, Grass		AC	\$ 1,469.00	= \$		\$
Drainage Channel Lining, Other Stabilization				= \$		\$
<i>[insert items not listed but part of construction plans]</i>						
<small>* - Subject to defect warranty financial assurance, a minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</small>						
<b>Section 2 Subtotal</b>				<b>= \$</b>		<b>\$</b>



PROJECT INFORMATION		
Project Name	3/29/2020	EGP-20-001
	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>						
<b>ROADWAY IMPROVEMENTS</b>						
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>						
Water Main Pipe (PVC), Size 8"		LF	\$ 64.00	= \$	-	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	= \$	-	\$ -
Gate Valves, 8"		EA	\$ 1,858.00	= \$	-	\$ -
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,597.00	= \$	-	\$ -
Water Service Line Installation, inc. tap and valves		EA	\$ 1,324.00	= \$	-	\$ -
Fire Cistern Installation, complete		EA		= \$	-	\$ -
				= \$	-	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				= \$	-	\$ -
<b>SANITARY SEWER IMPROVEMENTS</b>						
Sewer Main Pipe (PVC), Size 8"		LF	\$ 64.00	= \$	-	\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,386.00	= \$	-	\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,402.00	= \$	-	\$ -
Sanitary Sewer Lift Station, complete		EA		= \$	-	\$ -
				= \$	-	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				= \$	-	\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)						
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
<b>Section 3 Subtotal</b>						
				= \$	-	\$ -

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

**PROJECT INFORMATION**

Project Name \_\_\_\_\_ Date 3/29/2020 PCD File No. EGP-20-001

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	= \$	-	\$	-
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS	= \$	-	\$	-
<b>Total Construction Financial Assurance</b>					<b>\$</b>	<b>330,001.80</b>
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>					<b>\$</b>	<b>330,001.80</b>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
<b>Total Defect Warranty Financial Assurance</b>					<b>\$</b>	<b>39,468.00</b>
(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)

*[Handwritten Signature]*

3/29/2020

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date