Steve Schleiker
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El Paso County, CO
226101581

SF2522
Corrected
SIA 10/28/26

SIDEWALK ADDENDUM
RISING MOON FILING NO. 1

The County and Subdivider hereby agree as follows:

1. The Subdivider shall be required to install sidewalks adjacent to all Subdivision tracts and open space parcels in connection with construction of public roads and pursuant to the provisions of the Subdivision Improvements Agreement. These sidewalk portions have been included in the Financial Assurance Estimate attached hereto as Exhibit A.

2. The provisions of this Sidewalk Addendum shall apply to all other segments of sidewalk within the Subdivision ("Deferred Sidewalks") and shall control in the event of any conflict with the provisions of the Subdivision Improvements Agreement. The Deferred Sidewalks are depicted in the drawing attached hereto as Exhibit B.

3. The Subdivider may defer construction of Deferred Sidewalks. Each segment of a Deferred Sidewalk must be constructed prior to the earlier of a) issuance of a certificate of occupancy for the lot to which the Deferred Sidewalk is adjacent, or b) two years after preliminary acceptance of the Subdivision improvements included in the Financial Assurance Estimate attached hereto as Exhibit A (the "Exhibit A Improvements").

4. The Financial Assurance Estimate for the Deferred Sidewalks is attached hereto as Exhibit C. Collateral for completion of the Deferred Sidewalks shall be provided in the form of a Letter of Credit issued by ANB Bank in the amount of $70,093.00.

5. Pedestrian ramps must be constructed at the same time the sidewalk for the tract, parcel, or lot to which the pedestrian ramp is adjacent is constructed. Collateral for pedestrian ramps shall be included in the appropriate Financial Assurance Estimate, depending on location.

6. Deferred Sidewalks shall be eligible for preliminary acceptance only as a whole upon completion of the last segment of Deferred Sidewalk. Preliminary acceptance of the Deferred Sidewalks shall be followed by a two-year defect warranty period, for which collateral acceptable to the County shall be provided.

7. Final acceptance of the Exhibit A Improvements may only occur concurrent with or after preliminary acceptance of the Deferred Sidewalks.

8. The Subdivider hereby agrees, for itself and its successors and assigns, to indemnify, defend, and hold harmless El Paso County and its officials, employees, from any and all loss, costs, damage, injury, liability, attorney's fees, claim, lien, demand, action and cause of action whatsoever, whether at law or in equity, arising from or related to any suit, claim, or allegation before any court or administrative body that this Agreement, including the Sidewalk Addendum, its implementation or enforcement, or the planning, design, construction, installation, and acceptance by the County of sidewalks in this Subdivision, including but not limited claims of violation of any federal, state, or local law, including but not limited to the Americans with Disabilities Act, or any regulation promulgated thereunder.

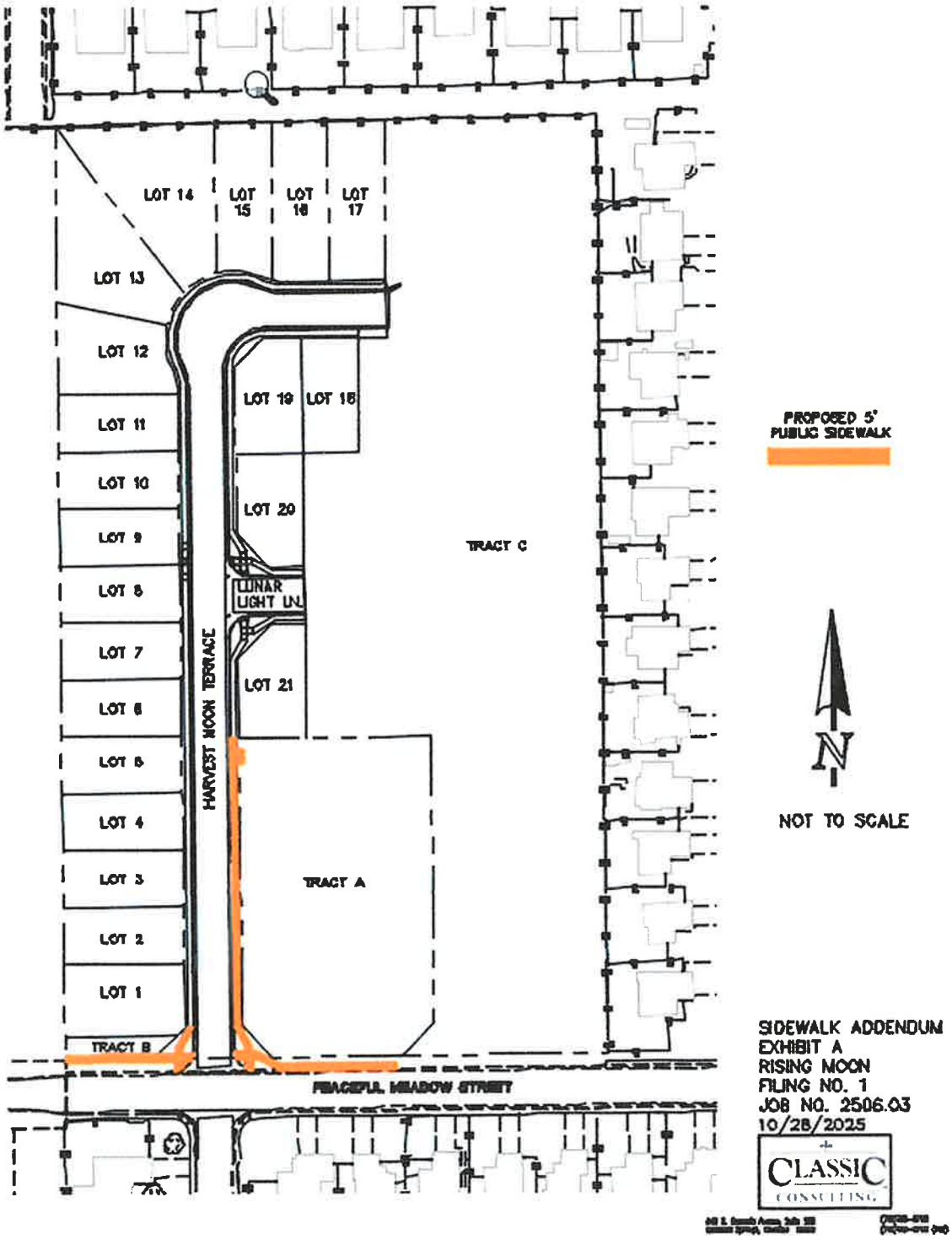
SUBDIVIDER:

By: Joseph W. DesJardin
Joseph DesJardin, President,
Pikes Peak Habitat for Humanity, Inc.

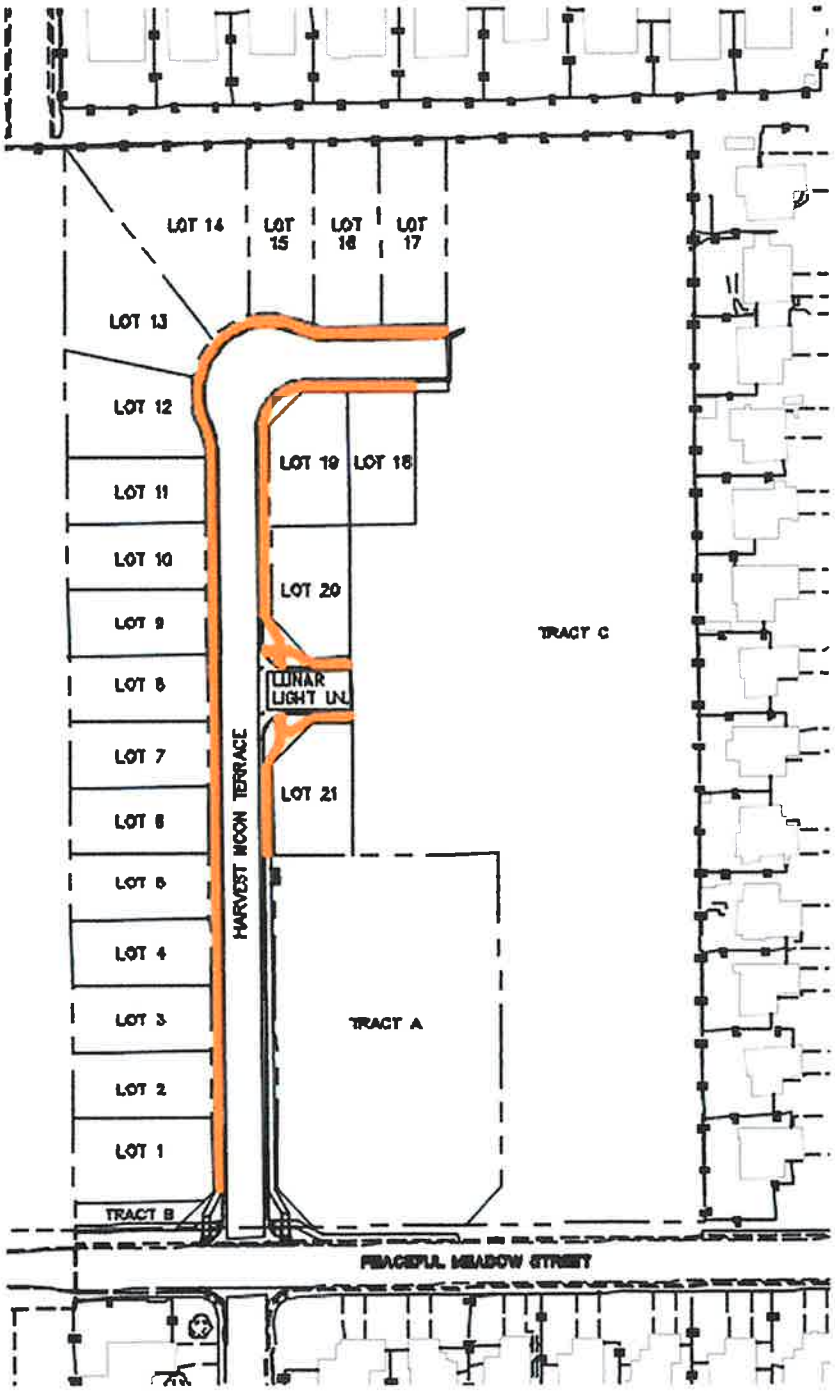
for BOARD OF COUNTY COMMISSIONERS:

By: _____
Meggan Herington, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

SIDEWALK ADDENDUM
RISING MOON FILING NO. 1
EXHIBIT A



SIDEWALK ADDENDUM
RISING MOON FILING NO. 1
EXHIBIT B



SIDEWALK ADDENDUM
RISING MOON FILING NO. 1
EXHIBIT C

Exhibit C

2025 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 11/2024

PROJECT INFORMATION

RISING MOON FIL. NO. 1-SIA SW ADDENDUM (DEFERRE	10/29/2025	SF2522
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	$ 10.00	=	$ -		$ -
1,000-5,000: $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		CY	$ 3.00	=	$ -		$ -
greater than 200,000: $500,000 min		CY	$ 2.50	=	$ -		$ -
Permanent Erosion Control Blanket		SY	$ 9.50	=	$ -		$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	$ 2,169.00	=	$ -		$ -
Permanent Pond/BMP (provide engineer's estimate)		EA	$ 289,938.00	=	$ -		$ -
Concrete Washout Basin		EA	$ 1,260.00	=	$ -		$ -
Inlet Protection		EA	$ 233.00	=	$ -		$ -
Rock Check Dam		EA	$ 700.00	=	$ -		$ -
Safety Fence		LF	$ 3.00	=	$ -		$ -
Sediment Basin		EA	$ 2,466.00	=	$ -		$ -
Sediment Trap		EA	$ 578.00	=	$ -		$ -
Silt Fence		LF	$ 4.00	=	$ -		$ -
Slope Drain		LF	$ 46.00		$ -		$ -
Straw Bale		EA	$ 35.00	=	$ -		$ -
Straw Wattle/Rock Sock		LF	$ 9.00	=	$ -		$ -
Surface Roughening		AC	$ 289.00		$ -		$ -
Temporary Erosion Control Blanket		SY	$ 4.00	=	$ -		$ -
Temporary Seeding and Mulching		AC	$ 1,927.00	=	$ -		$ -
Vehicle Tracking Control		EA	$ 3,316.00	=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
		MAINTENANCE (35% of Construction BMPs)		=	$ -		$ -
* - Subject to defect warranty financial assurance A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		**Section 1 Subtotal**		=	**$ -**		**$ -**
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control		LS	$ 10,000.00	=	$ -		$ -
Aggregate Base Course (135 lbs/cf)		Tons	$ 40.00	=	$ -		$ -
Aggregate Base Course (135 lbs/cf)		CY	$ 71.00		$ -		$ -
Asphalt Pavement (3" thick)		SY	$ 19.00		$ -		$ -
Asphalt Pavement (4" thick)		SY	$ 27.00		$ -		$ -
Asphalt Pavement (6" thick)		SY	$ 41.00		$ -		$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	$ 123.00	=	$ -		$ -
Raised Median, Paved		SF	$ 12.00	=	$ -		$ -
Regulatory Sign/Advisory Sign		EA	$ 421.00	=	$ -		$ -
Guide/Street Name Sign		EA		=	$ -		$ -
Epoxy Pavement Marking		SF	$ 18.00	=	$ -		$ -
Thermoplastic Pavement Marking		SF	$ 32.00	=	$ -		$ -
Barricade - Type 3		EA	$ 278.00	=	$ -		$ -
Delineator - Type I		EA	$ 33.00	=	$ -		$ -
Curb and Gutter, Type A (6" Vertical)		LF	$ 41.00	=	$ -		$ -
Curb and Gutter, Type B (Median)		LF	$ 41.00	=	$ -		$ -
Curb and Gutter, Type C (Ramp)		LF	$ 41.00	=	$ -		$ -
4" Sidewalk (common areas only)		SY	$ 67.00	=	$ -		$ -
5" Sidewalk (SIA Deferred)	767.	SY	$ 83.00	=	$ 63,661.00		$ 63,661.00
6" Sidewalk		SY	$ 101.00	=	$ -		$ -
8" Sidewalk		SY	$ 134.00		$ -		$ -
Pedestrian Ramp	4.	EA	$ 1,608.00	=	$ 6,432.00		$ 6,432.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 85.00	=	$ -		$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	$ 128.00		$ -		$ -
Curb Opening with Drainage Chase		EA	$ 2,070.00	=	$ -		$ -
Guardrail Type 3 (W-Beam)		LF	$ 70.00	=	$ -		$ -
Guardrail Type 7 (Concrete)		LF	$ 101.00	=	$ -		$ -
Guardrail End Anchorage		EA	$ 2,936.00	=	$ -		$ -
Guardrail Impact Attenuator		EA	$ 5,270.00	=	$ -		$ -
Sound Barrier Fence (CMU block, 6' high)		LF	$ 110.00		$ -		$ -
Sound Barrier Fence (panels, 6' high)		LF	$ 112.00	=	$ -		$ -
Electrical Conduit, Size =		LF	$ 24.00	=	$ -		$ -
Traffic Signal, (provide engineer's estimate)		EA			$ -		$ -
Survey Monumentation		EA	$ 1,200.00	=	$ -		$ -

PROJECT INFORMATION

RISING MOON FIL. NO. 1-SIA SW ADDENDUM (DEFERRE	10/29/2025	SF2522
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	$ 88.00	= $ -			$ -
24" Reinforced Concrete Pipe		LF	$ 105.00	= $ -			$ -
30" Reinforced Concrete Pipe		LF	$ 132.00	= $ -			$ -
36" Reinforced Concrete Pipe		LF	$ 162.00	= $ -			$ -
42" Reinforced Concrete Pipe		LF	$ 216.00	= $ -			$ -
48" Reinforced Concrete Pipe		LF	$ 263.00	= $ -			$ -
54" Reinforced Concrete Pipe		LF	$ 344.00	= $ -			$ -
60" Reinforced Concrete Pipe		LF	$ 402.00	= $ -			$ -
66" Reinforced Concrete Pipe		LF	$ 465.00	= $ -			$ -
72" Reinforced Concrete Pipe		LF	$ 532.00	= $ -			$ -
18" Corrugated Steel Pipe		LF	$ 113.00	= $ -			$ -
24" Corrugated Steel Pipe		LF	$ 130.00	= $ -			$ -
30" Corrugated Steel Pipe		LF	$ 166.00	= $ -			$ -
36" Corrugated Steel Pipe		LF	$ 198.00	= $ -			$ -
42" Corrugated Steel Pipe		LF	$ 228.00	= $ -			$ -
48" Corrugated Steel Pipe		LF	$ 240.00	= $ -			$ -
54" Corrugated Steel Pipe		LF	$ 352.00	= $ -			$ -
60" Corrugated Steel Pipe		LF	$ 379.00	= $ -			$ -
66" Corrugated Steel Pipe		LF	$ 459.00	= $ -			$ -
72" Corrugated Steel Pipe		LF	$ 540.00	= $ -			$ -
78" Corrugated Steel Pipe		LF	$ 621.00	= $ -			$ -
84" Corrugated Steel Pipe		LF	$ 743.00	= $ -			$ -
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	$ 7,753.00	= $ -			$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,800.00	= $ -			$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 11,673.00	= $ -			$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 10,669.00	= $ -			$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 10,997.00	= $ -			$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 13,765.00	= $ -			$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 13,875.00	= $ -			$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 14,873.00	= $ -			$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 16,265.00	= $ -			$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 14,787.00	= $ -			$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 16,320.00	= $ -			$ -
Grated Inlet (Type C), Depth < 5'		EA	$ 6,490.00	= $ -			$ -
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	= $ -			$ -
Storm Sewer Manhole, Box Base		EA	$ 16,265.00	= $ -			$ -
Storm Sewer Manhole, Slab Base		EA	$ 8,946.00	= $ -			$ -
Geotextile (Erosion Control)		SY	$ 11.50	= $ -			$ -
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00	= $ -			$ -
Rip Rap, Grouted		Tons	$ 133.00	= $ -			$ -
Drainage Channel Construction, Size (W x H)		LF		= $ -			$ -
Drainage Channel Lining, Concrete		CY	$ 797.00	= $ -			$ -
Drainage Channel Lining, Rip Rap		CY	$ 156.00	= $ -			$ -
Drainage Channel Lining, Grass		AC	$ 2,054.00	= $ -			$ -
Drainage Channel Lining, Other Stabilization				= $ -			$ -
				= $ -			$ -
[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**		**= $**	**70,093.00**		**$ 70,093.00**

PROJECT INFORMATION		
RISING MOON FIL. NO. 1-SIA SW ADDENDUM (DEFERRE	10/29/2025	SF2522
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	$ 90.00	=	$ -		$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"		EA	$ 2,599.00	=	$ -		$ -
Fire Hydrant Assembly, w/ all valves		EA	$ 9,228.00	=	$ -		$ -
Water Service Line Installation, inc. tap and valves		EA	$ 1,852.00	=	$ -		$ -
Fire Cistern Installation, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	$ 6,136.00	=	$ -		$ -
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)						
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements			**Section 3 Subtotal**	=	**$ -**		**$ -**

PROJECT INFORMATION

RISING MOON FIL. NO. 1-SIA SW ADDENDUM (DEFERRE	10/29/2025	SF2522
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	% Complete	(with Pre-Plat Construction) Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)				=	$ -	$	-
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	$ -	$	-

Total Construction Financial Assurance $ 70,093.00
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) $ 70,093.00
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance $ 14,018.60
(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.

COLORADO LICENSED
LE RAYE CAMPBELL
29794
PROFESSIONAL ENGINEER

10/29/2025
Engineer (P.E. Seal Required)

Joe DesJardin
Approved by Owner / Applicant

10/29/2025
Date

Charlene Durham, P.E.
Digitally signed by Charlene Durham, P.E.
Reason: Authorized Signatory as County Engineer designee
Date: 2025.12.18 15:55:51 -07'00'
Approved by El Paso County Engineer / ECM Administrator

12/18/25
Date