

PRE-SUBDIVISION SITE GRADING ACKNOWLEDGEMENT
AND RIGHT OF ACCESS FORM

The undersigned (“Applicant”) owns and holds legal title to the real property to be known as **FALCON MEADOWS AT BENT GRASS FILING NO. 3** (“Property”), which Property is legally described on Exhibit A attached hereto and incorporated herein by this reference.

Applicant seeks approval for Pre-Subdivision 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. _____, Applicant must complete and submit this Pre-Subdivision Site Grading Acknowledgement and Right of Access Form. 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 preliminary plan or final plat, including any associated construction drawings, for the Property. Applicant proceeds 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-Subdivision Site Grading approval shall execute their own Pre-Subdivision Site Grading Acknowledgement and Right of Access Form, obtain their own Construction Permit, and provide an updated Financial Assurance Estimate and replacement surety.
3. Applicant hereby grants to El Paso County, its employees, agents, contractors, and/or subcontractors the right of 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;
 - b. To inspect and investigate for completion of grading activities and soil stabilization requirements;
 - c. In the event of noncompliance with either of the above, to identify deficiencies, which may result in issuance of a Letter of Noncompliance describing 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 surety 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.4.1C, Applicant is obligated to provide surety 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. Surety shall be in the form of cash, Certified or Cashier's Check, or letter of credit.
6. Applicant is responsible for providing any renewals of surety to ensure that there is never a lapse in security coverage. Applicant shall procure renewal/extension/replacement surety at least fifteen (15) days prior to the expiration of the surety then in effect. Failure to procure renewal/extension/replacement surety within this time limit shall allow the County to execute on the surety.
7. All of the 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 surety 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. Failure to meet the original or extended completion date, as applicable, shall allow the County to execute on the surety.

EXHIBIT A – “PROPERTY” LEGAL DESCRIPTION

A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS $N00^{\circ}14'14''W$, MONUMENTED BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A #5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 28651", AND MONUMENTED BY THE NORTH SIXTEENTH CORNER COMMON TO SECTIONS 1 AND 2, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 11624", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT SAID NORTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 1 AND 2;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 $S00^{\circ}14'14''E$, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, $N89^{\circ}36'34''E$, A DISTANCE OF 187.29 FEET;

THENCE $S67^{\circ}07'56''E$, A DISTANCE OF 151.95 FEET;

THENCE $N89^{\circ}36'34''E$, A DISTANCE OF 878.89 FEET;

THENCE $S00^{\circ}30'26''E$, A DISTANCE OF 25.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $134^{\circ}24'55''$, HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND WHOSE CHORD BEARS $S23^{\circ}17'58''E$, A CHORD DISTANCE OF 101.41 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $44^{\circ}24'56''$, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND WHOSE CHORD BEARS $S21^{\circ}42'02''W$, A CHORD DISTANCE OF 37.80 FEET;

THENCE $S00^{\circ}30'26''E$, A DISTANCE OF 322.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $3^{\circ}11'52''$, HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 29.30 FEET, AND WHOSE CHORD BEARS $S01^{\circ}05'30''W$, A CHORD DISTANCE OF 29.30 FEET;

THENCE $S02^{\circ}41'26''W$, A DISTANCE OF 45.69 FEET;

THENCE N87°18'34"W, A DISTANCE OF 50.00 FEET;

THENCE S89°30'12"W, A DISTANCE OF 224.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°08'46", HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 55.75 FEET, AND WHOSE CHORD BEARS N65°55'25"W, A CHORD DISTANCE OF 54.06 FEET;

THENCE N41°21'03"W, A DISTANCE OF 35.11 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°27'26", HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 53.15 FEET, AND WHOSE CHORD BEARS N32°07'20"W, A CHORD DISTANCE OF 52.92 FEET;

THENCE N22°53'39"W, A DISTANCE OF 187.16 FEET;

THENCE S67°06'21"W, A DISTANCE OF 98.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS N67°53'39"W, A CHORD DISTANCE OF 16.97 FEET;

THENCE N22°53'39"W, A DISTANCE OF 23.892'

THENCE S67°06'21"W, A DISTANCE OF 50.000'

THENCE S22°53'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS S22°06'21"W, A CHORD DISTANCE OF 16.97 FEET;

THENCE S67°06'21"W, A DISTANCE OF 249.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS N67°53'39"W, A CHORD DISTANCE OF 16.97 FEET;

THENCE N22°53'39"W, A DISTANCE OF 23.89 FEET;

THENCE S67°06'21"W, A DISTANCE OF 50.00 FEET;

THENCE S22°53'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS S22°06'22"W, A CHORD DISTANCE OF 16.97 FEET;

THENCE S67°06'21"W, A DISTANCE OF 68.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°24'01", HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 48.70 FEET, AND WHOSE CHORD BEARS S60°54'21"W, A CHORD DISTANCE OF 48.60 FEET;

THENCE N35°19'45"W, A DISTANCE OF 230.66 FEET;

THENCE S67°06'21"W, A DISTANCE OF 57.64 FEET;

THENCE S89°45'46"W, A DISTANCE OF 35.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE WITH SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, N00°14'14"W, A DISTANCE OF 414.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.75 ACRES (555,620 SQUARE FEET), MORE OR LESS.

EXHIBIT B – EARLY GRADING FINANCIAL ASSURANCE ESTIMATE

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

Updated: 11/4/2021

PROJECT INFORMATION

Falcon Meadows at Bent Grass Filing No. 3 - EGP	4/25/2022	EGP-22-XXX
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	24,773	CY	\$ 3.50	=	\$ 100,000.00		\$ 100,000.00
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.)	0.3	AC	\$ 886.00	=	\$ 283.52		\$ 283.52
* Mulching		AC	\$ 831.00	=	\$ -		\$ -
* 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	350	LF	\$ 3.00	=	\$ 1,050.00		\$ 1,050.00
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	4	EA	\$ 2,625.00	=	\$ 10,500.00		\$ 10,500.00
Silt Fence	2,895	LF	\$ 3.00	=	\$ 8,685.00		\$ 8,685.00
Temporary Seeding	13	AC	\$ 695.00	=	\$ 8,861.25		\$ 8,861.25
Temporary Mulch		AC	\$ 831.00	=	\$ -		\$ -
Erosion Bales	14	EA	\$ 28.00	=	\$ 392.00		\$ 392.00
Erosion Logs/Straw Wattles	24	LF	\$ 6.00	=	\$ 144.00		\$ 144.00
Rock Check Dams		EA	\$ 554.00	=	\$ -		\$ -
Inlet Protection	4	EA	\$ 185.00	=	\$ 740.00		\$ 740.00
Sediment Basin		EA	\$ 1,952.00	=	\$ -		\$ -
Concrete Washout Basin	4	EA	\$ 997.00	=	\$ 3,988.00		\$ 3,988.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ 11,658.59		\$ 11,658.59
MAINTENANCE (35% of Construction BMPs)				=	\$ 11,658.59		\$ 11,658.59
Section 1 Subtotal				=	\$ 146,302.36		\$ 146,302.36

* - 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	\$ 2,500.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 31.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 16.00	=	\$ -		\$ -
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	\$ 65.00	=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 15.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 26.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 221.00	=	\$ -		\$ -
Delineator - Type 1		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)		LF	\$ 32.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 53.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 66.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 80.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 106.00	=	\$ -		\$ -
Pedestrian Ramp		EA	\$ 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	=	\$ -		\$ -
CDOT Class 6 Gravel		SF	\$ 1.25	=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -

PROJECT INFORMATION

Falcon Meadows at Bent Grass Filing No. 3 - EGP

4/25/2022

EGP-22-XXX

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
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 = <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	\$ 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				= \$ -		\$ -
Grass Lined Drainage Swale		LF	\$ 9.00	= \$ -		\$ -
<small>[insert items not listed but part of construction plans]</small>				= \$ -		\$ -
Section 2 Subtotal				= \$ -		\$ -

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

PROJECT INFORMATION

Falcon Meadows at Bent Grass Filing No. 3 - EGP

4/25/2022

EGP-22-XXX

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		=	\$	-
				=	\$	-
<i>[insert items not listed but part of construction plans]</i>						
				=	\$	-
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		=	\$	-
				=	\$	-
<i>[insert items not listed but part of construction plans]</i>						
				=	\$	-
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)						
Landscaping Improvements		EA	\$ 75,000.00	=	\$	-
Cedar Fence		LF	\$ 21.25	=	\$	-
		EA		=	\$	-
		EA		=	\$	-
		EA		=	\$	-
				=	\$	-
Section 3 Subtotal				=	\$	-

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

PROJECT INFORMATION

Falcon Meadows at Bent Grass Filing No. 3 - EGP

4/25/2022

EGP-22-XXX

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		= \$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -
Total Construction Financial Assurance						\$ 146,302.36
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 146,302.36
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 20,056.70
(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)

 Approved by Owner / Applicant

 Date

 Approved by El Paso County Engineer / ECM Administrator

 Date