

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

Updated: 2/2026

PROJECT INFORMATION			
Project Name: Falcon Highlands South Filing 1	Date: 07/16/2026	PCD File No. SF2418	

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
Earthwork							
less than 5,000; \$8,000 min		CY	\$ 7.50	=	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 6.50	=	\$ -		\$ -
20,001-50,000; \$100,000 min	27166.	CY	\$ 4.50	=	\$ 122,247.00		\$ 122,247.00
50,001-200,000; \$175,000 min		CY	\$ 3.00	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -		\$ -
Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -
Seeding (inc. noxious weed mgmnt.) & Mulching	17.	AC	\$ 2,037.00	=	\$ 34,629.00		\$ 34,629.00
Permanent Pond/PCM (provide engineer's estimate)	1.	EA	\$180,134.00	=	\$ 180,134.00		\$ 180,134.00
					\$ -		\$ -
					\$ -		\$ -
[insert items not listed but part of construction plans]					\$ -		\$ -
Safety Fence	4150.	LF	\$ 5.00	=	\$ 20,750.00		\$ 20,750.00
Inlet Protection	4.	EA	\$ 322.00	=	\$ 1,288.00		\$ 1,288.00
Rock Check Dam	24.	EA	\$ 908.00	=	\$ 21,792.00		\$ 21,792.00
Concrete Washout Basin	1.	EA	\$ 1,790.00	=	\$ 1,790.00		\$ 1,790.00
Sediment Basin	2.	EA	\$ 3,483.00	=	\$ 6,966.00		\$ 6,966.00
Sediment Trap		EA	\$ 877.00	=	\$ -		\$ -
Silt Fence	2500.	LF	\$ 3.00	=	\$ 7,500.00		\$ 7,500.00
Slope Drain		LF	\$ 30.00	=	\$ -		\$ -
Straw Bale		EA	\$ 56.00	=	\$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 11.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 507.00	=	\$ -		\$ -
Vehicle Tracking Control	1.	EA	\$ 3,840.00	=	\$ 3,840.00		\$ 3,840.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					\$ 15,111.60		\$ 15,111.60
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							
Section 1 Subtotal					\$ 416,047.60		\$ 416,047.60
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	\$ 42.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	3129.	CY	\$ 81.00	=	\$ 253,449.00		\$ 253,449.00
Asphalt Pavement (3" thick)		SY	\$ 22.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 31.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)	6259.	SY	\$ 47.00	=	\$ 294,173.00		\$ 294,173.00
Asphalt Pavement (147 lbs/cf) 4" thick		Tons	\$ 140.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 15.00	=	\$ -		\$ -
Signs (regulatory/advisory/guide/street)	9.	EA	\$ 293.00	=	\$ 2,637.00		\$ 2,637.00
Epoxy Pavement Marking	120.	SF	\$ 19.00	=	\$ 2,280.00		\$ 2,280.00
Thermoplastic Pavement Marking		SF	\$ 29.00	=	\$ -		\$ -
Barricade - Type 3	1.	EA	\$ 380.00	=	\$ 380.00		\$ 380.00
Delineator - Type I		EA	\$ 38.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	560.	LF	\$ 49.00	=	\$ 27,440.00		\$ 27,440.00
Curb and Gutter, Type B (Median)		LF	\$ 50.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	2804.	LF	\$ 51.00	=	\$ 143,004.00		\$ 143,004.00
4" Sidewalk (common areas only)		SY	\$ 69.00	=	\$ -		\$ -
5" Sidewalk	760.	SY	\$ 85.00	=	\$ 64,600.00		\$ 64,600.00
6" Sidewalk		SY	\$ 113.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 141.00	=	\$ -		\$ -
Pedestrian Ramp	18.	EA	\$ 1,961.00	=	\$ 35,298.00		\$ 35,298.00
Cross Pan, local (8" thick, 6' wide to include return)	102.	LF	\$ 87.00	=	\$ 8,874.00		\$ 8,874.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 131.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 2,341.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 104.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,485.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 22,568.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 113.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 115.00	=	\$ -		\$ -
Electrical Conduit, Size = 4	3364.	LF	\$ 33.00	=	\$ 111,012.00		\$ 111,012.00
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
Survey Monumentation		EA	\$ 638.00	=	\$ -		\$ -
				=	\$ -		\$ -

PROJECT INFORMATION							
Project Name: Falcon Highlands South Filing 1			Date: 07/16/2026			PCD File No. SF2418	
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	182.	LF	\$ 111.00	=	\$ 20,202.00		\$ 20,202.00
24" Reinforced Concrete Pipe	241.	LF	\$ 161.00	=	\$ 38,801.00		\$ 38,801.00
30" Reinforced Concrete Pipe	327.	LF	\$ 167.00	=	\$ 54,609.00		\$ 54,609.00
36" Reinforced Concrete Pipe	583.	LF	\$ 191.00	=	\$ 111,353.00		\$ 111,353.00
42" Reinforced Concrete Pipe		LF	\$ 275.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe	421.	LF	\$ 349.00	=	\$ 146,929.00		\$ 146,929.00
54" Reinforced Concrete Pipe	179.	LF	\$ 465.00	=	\$ 83,235.00		\$ 83,235.00
60" Reinforced Concrete Pipe		LF	\$ 476.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 550.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 616.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 136.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 229.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 244.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 244.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 226.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 465.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 501.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 580.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 654.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 728.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 901.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'	1.	EA	\$ 8,814.00	=	\$ 8,814.00		\$ 8,814.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,835.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'	3.	EA	\$ 11,438.00	=	\$ 34,314.00		\$ 34,314.00
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 12,689.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 14,452.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 17,237.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 16,499.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'	1.	EA	\$ 8,156.00	=	\$ 8,156.00		\$ 8,156.00
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	8.	EA	\$ 18,950.00	=	\$ 151,600.00		\$ 151,600.00
Storm Sewer Manhole, Slab Base		EA	\$ 9,314.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	148.	Tons	\$ 102.00	=	\$ 15,096.00		\$ 15,096.00
Rip Rap, Grouted		Tons	\$ 136.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 815.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 234.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 2,100.00	=	\$ -		\$ -
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
Section 2 Subtotal				=	\$ 1,621,256.00		\$ 1,621,256.00

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

PROJECT INFORMATION							
Project Name: Falcon Highlands South Filing 1			Date: 07/16/2026		PCD File No. SF2418		
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"	1700.	LF	\$ 90.00	= \$ 153,000.00		\$ 153,000.00	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	= \$ -		\$ -	
Gate Valves, 8"	8.	EA	\$ 2,599.00	= \$ 20,792.00		\$ 20,792.00	
Fire Hydrant Assembly, w/ all valves	4.	EA	\$ 9,228.00	= \$ 36,912.00		\$ 36,912.00	
Water Service Line Installation, inc. tap and valves	25.	EA	\$ 1,852.00	= \$ 46,300.00		\$ 46,300.00	
Fire Cistern Installation, complete		EA		= \$ -		\$ -	
[insert items not listed but part of construction plans]				= \$ -		\$ -	
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	153.	LF	\$ 90.00	= \$ 13,770.00		\$ 13,770.00	
Sanitary Sewer Manhole, Depth < 15 feet	11.	EA	\$ 6,136.00	= \$ 67,496.00		\$ 67,496.00	
Sanitary Service Line Installation, complete	25.	EA	\$ 1,962.00	= \$ 49,050.00		\$ 49,050.00	
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				= \$ 387,320.00		\$ 387,320.00	
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		= \$ -		\$ -	
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -	
Total Construction Financial Assurance					\$ 2,424,623.60		
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$ 2,424,623.60		
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance					\$ 391,653.20		
(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)	Date
Approved by Owner / Applicant	Date
Approved by El Paso County Engineer / ECM Administrator	Date



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION, SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2025 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.

ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

CHALLENGER HOMES

8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920

719-598-5192
JIM BYERS

CHALLENGER HOMES

FALCON HIGHLANDS SOUTH - FILING 1
EL PASO COUNTY, COLORADO

CONSTRUCTION PLANS

GRADING PLANS
OVERALL GRADING PLAN

CLIENT

DATE

7/12/2024

A 1st SUBMITTAL TO JURISDICTION
B 2nd SUBMITTAL TO JURISDICTION
C 3rd SUBMITTAL TO JURISDICTION

07/12/2024 - KB
07/18/2024 - KB
04/15/2025 - KB

REVISIONS

COUNTY FILE NO.:

SF2418

DR.

TN CH. LS

P.M.

KB

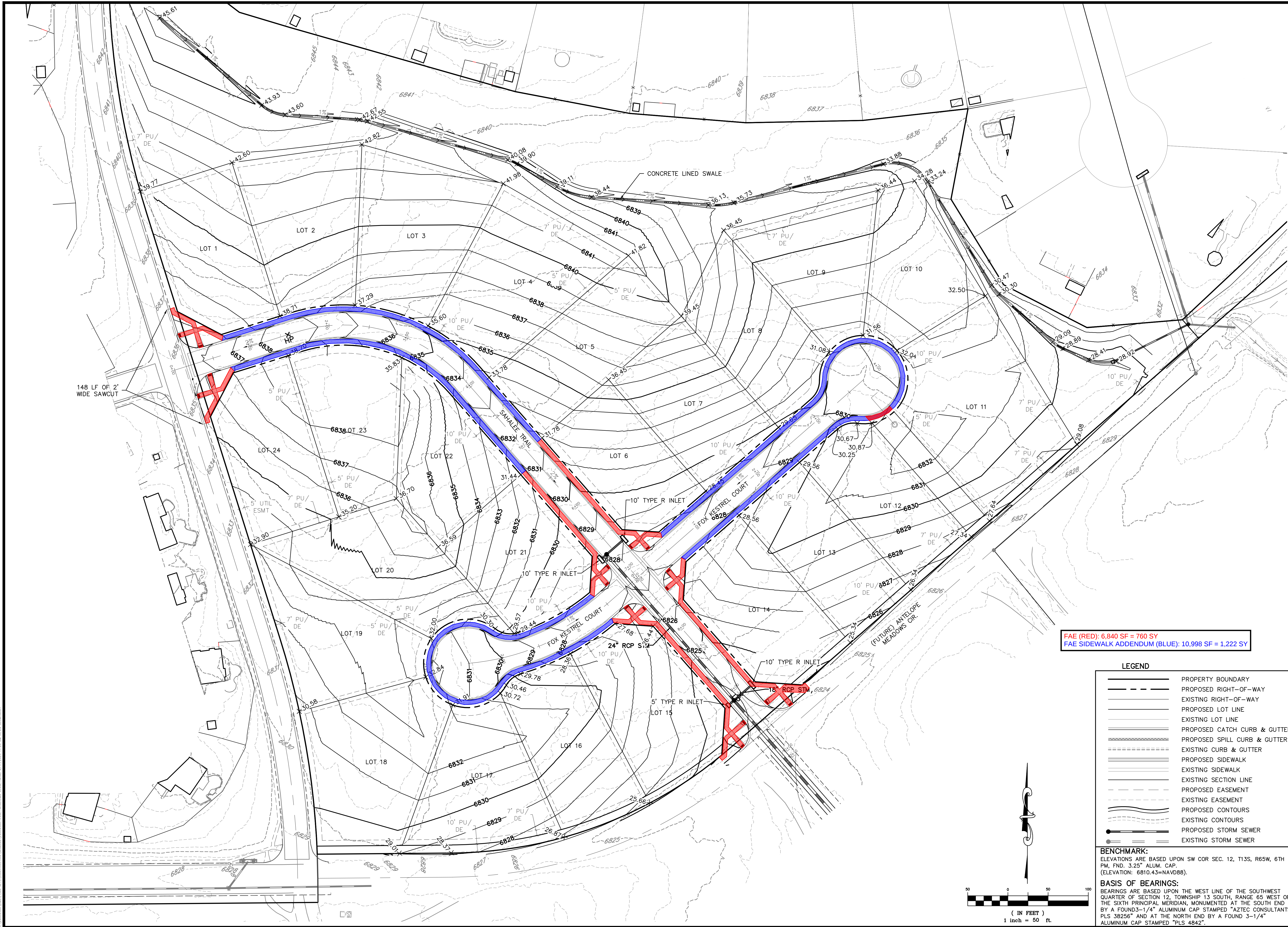
JOB

24004308

SHEET NO.

23

CAD FILE: 24004308-OVAL-GRADING.DWG



FAE (RED): 6,840 SF = 760 SY
FAE SIDEWALK ADDENDUM (BLUE): 10,998 SF = 1,222 SY

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SPILL CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED STORM SEWER
- EXISTING STORM SEWER

BENCHMARK:

ELEVATIONS ARE BASED UPON SW COR SEC. 12, T13S, R65W, 6TH PM, FND. 3.25" ALUM. CAP. (ELEVATION: 6810.43=NAVD88).

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS PLS 38256" AND AT THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 4842".

2026 Financial Assurance Estimate Form (Sidewalk Addendum)

Updated: 12/2025

PROJECT INFORMATION		
Project Name: Falcon Highlands South Filing 1	Date: 07/20/2026	PCD File No.

Description	Quantity	Units	Unit Cost		Total
SECTION 2A - PUBLIC IMPROVEMENTS *					
Deferred Sidewalk Improvements					
5" Thick Deferred Sidewalk	1,222.0	SY	\$ 85.00	=	\$ 103,870.00 *
6" Thick Deferred Sidewalk		SY	\$ 113.00	=	\$ - *
8" Thick Deferred Sidewalk		SY	\$ 141.00	=	\$ - *
Pedestrian Ramp		EA	\$ 1,961.00	=	\$ - *
<i>[insert items not listed but part of construction plans]</i>				=	\$ - *

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

Total Construction & Defect Warranty Financial Assurance \$ 103,870.00

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 Approved by El Paso County Engineer / ECM Administrator 	
---	---