SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between <u>Elite Properties of America, Inc.</u>, 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 of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of <u>Midtown Collection at Hannah Ridge Filing No. 2</u> subdivision 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 <u>Exhibit A (Midtown Collection at Hannah Ridge Filing No. 2 - FAE)</u> 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 a Performance Bond.

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 (Midtown Collection at Hannah Ridge Filing No. 2 FAE) 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 a performance or property bond issued by Philadelphia Indemnity Insurance Company as corporate surety in the amount of \$613,757.47.
- 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 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, 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.

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El Paso County, CO

- 4. The Subdivider agrees that all of those certain public improvements to be completed as identified on Exhibit A 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 24 (twenty four) 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.

- The Subdivider agrees to provide the County with a title insurance commitment at time of final
 platting evidencing that fee simple title of all lands in the subdivision is vested with the subdivider.
- 10. The County agrees to approval of the final plat of Midtown Collection at Hannah Ridge Filing No. 2 Subdivision subject to the terms and conditions of this Agreement.
- 11. 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.
- 12. This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.
- 13. 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

Approved as to form: Yori X. Slago County Attorney's Office By: Craig Dossey, Executive Director

Planning and Community Development Department

Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this ______ day of ______, 2020, by _______, Executive Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.

My commission expires: April 16, 2025

ELENA RENE KREBS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214015204
MY COMMISSION EXPIRES APRIL 16, 2025

Notary Public

SUBDIVIDER:

Soulton Boulton
Elife Properties of America, Inc., Developer By:
Representative (if applicable)
Subscribed, sworn to and acknowledged before me this
My commission expires: 12-02-2021 Christeni R. Wise
CHRISTINE L WISE NOTARY PUBLIC STATE COLORADO NOTARY ID # 19974021715 MY COMMISSION EXPIRES DECEMBER 2, 2021

Engineering Review

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2019 Financial Assurance Estimate Form

(with pre-plat construction)

FPC Planning & Community Updated: 4/18/2019

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Sedestrian Ramp 6	6 EA \$ 1,150.00 = \$ 6,900.00 \$ 5,900. thick, 6' wide to include return) LF \$ 81.00 = \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	ADWAY IMPROVEMENTS Construction Traffic Control ggregate Base Course (135 lbs/cf) gsphalt Pavement (3" thick) ssphalt Pavement (4" thick) ssphalt Pavement (6" thick) ssphalt Pavement (147 lbs/cf) 6" thick taised Median, Paved gegulatory Sign/Advisory Sign glocky Pavement Marking thermoplastic Pavement Marking thermoplastic Pavement Marking tairicade - Type 3 telineator - Type I curb and Gutter, Type A (6" Vertical) curb and Gutter, Type B (Median) turb and Gutter, Type C (Ramp) "Sidewalk ("private" common areas only) "Sidewalk	537 20 8 8 447 337 540	Tons CY SY SY SY Tons SF EA SF EA LF LF LF SY SY	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 48.00 \$ 60.00	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 - 6,000.00 2,400.00 - - 13,410.00 - 10,110.00 25,920.00		\$ 20,832. \$ - \$ - \$ 47,256. \$ 47,256. \$ 6,000. \$ 2,400. \$ - \$ 13,410. \$ 10,110. \$ 25,920.
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Section Sect	thick, 6' wide to include return) LF \$ 61.00 = \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	ADWAY IMPROVEMENTS Construction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved segulatory Sign/Advisory Sign spicial Sign/Advisory Sign spicial Sign/Advisory Sign spicial Sign/Advisory sign spicial Sign poxy Pavement Marking hermoplastic Pavement Marking arricade - Type 3 selineator - Type I surb and Gutter, Type A (6" Vertical) surb and Gutter, Type B (Median) surb and Gutter, Type C (Ramp) "Sidewalk ("private" common areas only) "Sidewalk	537 20 8 8 447 337 540	Tons CY SY SY Tons SF EA SF EA LF LF SY SY SY	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 - 6,000.00 2,400.00 - - 13,410.00 - 10,110.00 25,920.00		\$ 20,832. \$ - \$ - \$ 47,256. \$ 6,000. \$ 2,400. \$ - \$ 13,410. \$ 10,110. \$ 25,920.
ross Pan, collector (9" thick, 8' wide to include return) LF \$ 92.00 \$ - \$ \$ curb Chase EA \$ 1,480.00 = \$ - \$ \$ curb Chase (uardrail Type 3 (W-Beam) LF \$ 49.00 = \$ - \$ \$ curb Chase (uardrail Type 7 (Concrete) LF \$ 72.00 = \$ - \$ \$ \$ curb Chase	(9" thick, 8' wide to include return) LF \$ 92.00	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved egulatory Sign/Advisory Sign inde/Street Name Sign poxy Pavement Marking hermoplastic Pavement Marking arricade - Type 3 elineator - Type I urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) "Sidewalk ("private" common areas only) "Sidewalk "Sidewalk	537 20 8 447 337 540 750	Tons CY SY SY SY Tons SF EA EA LF LF LF SY SY SY SY	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 200.00 \$ 24.00 \$ 30.00 \$ 3	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 		\$ 20,832. \$ - \$ - \$ 47,256. \$ 6,000. \$ 2,400. \$ - \$ 13,410. \$ 10,1110. \$ 25,920. \$ 45,000.
urb Chase	EA \$ 1,480.00 = \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) sign/advisory Sign uide/Street Name Sign permoplastic Pavement Marking arricade - Type 3 elineator - Type 1 urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) 'Sidewalk ("private" common areas only) 'Sidewalk 'Sidewalk 'Sidewalk edestrian Ramp	537 20 8 447 337 540 750	Tons CY SY SY SY Tons SF EA SF EA LF LF SY SY SY SY SY	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 800.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 200.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 13.00 \$ 1	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 		\$ 20,832. \$ - \$ - \$ 47,256. \$ 6,000. \$ 2,400. \$ - \$ 13,410. \$ 10,1110. \$ 25,920. \$ 45,000.
uardrail Type 3 (W-Beam) LF \$ 49.00 = \$ - \$ uardrail Type 7 (Concrete) LF \$ 72.00 = \$ - \$	/-Beam)	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) gsphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved egulatory Sign/Advisory Sign uide/Street Name Sign permoplastic Pavement Marking permoplastic Pavement Marking permoplastic Pavement Marking arricade - Type 3 elineator - Type I urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) 'Sidewalk ("private" common areas only) 'Sidewalk 'Sidewalk Sidewalk Sidewalk edestrian Ramp pross Pan. local (8" thick, 6' wide to include return)	537 20 8 447 337 540 750	Tons CY SY SY SY Tons SF EA SF EA LF LF SY SY SY SY LF	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 13.00 \$ 30.00 \$ 30	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 		\$ 20,832. \$ - \$ 47,256. \$ 47,256. \$ 6,000. \$ 2,400. \$ - \$ 13,410. \$ 10,110. \$ 25,920. \$ 45,000.
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	orage	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved egulatory Sign/Advisory Sign uide/Street Name Sign poxy Pavement Marking hermoplastic Pavement Marking arricade - Type 3 elineator - Type I urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) 'Sidewalk ("private" common areas only) 'Sidewalk 'Sidewalk edestrian Ramp ross Pan, local (8" thick, 6' wide to include return) ross Pan, collector (9" thick, 8' wide to include return) urb Chase	537 20 8 447 337 540 750	Tons CY SY SY SY Tons SF EA SF EA LF LF SY SY SY EA LF LF SY SY EA LF LF SY SY EA LF LF LF LF SY SY SY SY EA LF	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 200.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 60.00 \$ 72.00 \$ 96.00 \$ 1.150.00 \$ 61.00 \$ 92.00	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 		\$ 20,832.\$ \$ -\$ \$ 47,256.\$ \$ 6,000.\$ \$ 2,400.\$ \$ 13,410.\$ \$ 10,110.\$ \$ 25,920.\$ \$ 45,000.\$
uardraii End Anchorage 성격성성 등학자 EA \$ Z,098,00 = \$ - [성격을 학자] \$	teruator	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved egulatory Sign/Advisory Sign uide/Street Name Sign poxy Pavement Marking hermoplastic Pavement Marking arricade - Type 3 elineator - Type 1 urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) ' Sidewalk ("private" common areas only) ' Sidewalk ' Sidewalk ' Sidewalk ' Sidewalk ' Sidewalk Control (8" thick, 6' wide to include return) ross Pan, local (8" thick, 6' wide to include return) urb Chase uardrail Type 3 (W-Beam)	537 20 8 447 337 540 750	Tons CY SY SY SY Tons SEA	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 1.50.00 \$ 96.00 \$ 1.150.00 \$ 92.00 \$ 1.480.00 \$ 49.00	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 		\$ 20,832.\$ \$ -\$ \$ 47,256.\$ \$ 6,000.\$ \$ 2,400.\$ \$ 13,410.\$ \$ 10,110.\$ \$ 25,920.\$ \$ 45,000.\$
	e (CMU block, 6' high)	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved agulatory Sign/Advisory Sign lide/Street Name Sign poxy Pavement Marking hermoplastic Pavement Marking arricade - Type 3 elineator - Type I urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) "Sidewalk ("private" common areas only) "Sidewalk "Sidew	537 20 8 447 337 540 750	Tons CY SY SY Tons SEA	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 200.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 13.00 \$ 30.00 \$	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 		\$ 20,832.\$ \$ -\$ \$ 47,256.\$ \$ 6,000.\$ \$ 2,400.\$ \$ 13,410.\$ \$ 10,110.\$ \$ 25,920.\$ \$ 45,000.\$
suardrail Impact Attenuator : [환경기술 EA \$ 3,767.00 = \$ - [환경기술 점 \$	e (CMU block, 6' high)	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved agulatory Sign/Advisory Sign lide/Street Name Sign poxy Pavement Marking hermoplastic Pavement Marking arricade - Type 3 elineator - Type I urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type C (Ramp) "Sidewalk ("private" common areas only) "Sidewalk "Sidew	537 20 8 447 337 540 750	Tons CY SY SY STONS EA SF EA LF LF SY SY SY EA LF	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 200.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 1.150.00 \$ 60.00 \$ 1.480.00 \$ 92.00 \$ 1,480.00 \$ 49.00 \$ 2,098.00	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 		\$ 20,832.\$ \$ -\$ \$ 47,256.\$ \$ 6,000.\$ \$ 2,400.\$ \$ 13,410.\$ \$ 10,110.\$ \$ 25,920.\$ \$ 45,000.\$
- Page 400 と 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	e (panels, 6' high) 337 LF \$ 80.00 = \$ 26,960.00 \$ 26,960.	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved egulatory Sign/Advisory Sign uide/Street Name Sign poxy Pavement Marking hermoplastic Pavement Marking arricade - Type 3 elineator - Type 1 urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type B (Median) 'Sidewalk ("private" common areas only) 'Sidewalk ("private" common areas only) 'Sidewalk	537 20 8 447 337 540 750	Tons CY SY SY STONS EA SF EA LF LF SY SY SY EA LF	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 200.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 1.150.00 \$ 60.00 \$ 1.480.00 \$ 92.00 \$ 1,480.00 \$ 49.00 \$ 2,098.00	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 		\$ 20,832.\$ \$ -\$ \$ 47,256.\$ \$ 6,000.\$ \$ 2,400.\$ \$ 13,410.\$ \$ 10,110.\$ \$ 25,920.\$ \$ 45,000.\$
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0.06 assessing 7.70 a		ADWAY IMPROVEMENTS Construction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick saised Median, Paved segulatory Sign/Advisory Sign suide/Stret Name Sign spoxy Pavement Marking hermoplastic Pavement Marking hermoplastic Pavement Marking hermoplastic Pavement Marking surficade - Type 3 setimator - Type 1 sturb and Gutter, Type A (6" Vertical) surb and Gutter, Type B (Median) surb and Gutter, Type C (Ramp) "Sidewalk ("private" common areas only) "Sidewalk "Sidewa	537 20 8 447 337 540 750	TONS CY SY SY ST SEA SEE SEE SEE SEE SEE SEE SEE SEE SEE	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 88.00 \$ 800.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 200.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 13.00 \$ 13.00 \$ 13.00 \$ 24.00 \$ 30.00 \$	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 - - 13,410.00 25,920.00 45,000.00 - 6,900.00		\$ 20,832. \$ - \$ 47,256. \$ 6,000. \$ 2,400. \$ 13,410. \$ 10,110. \$ 25,920. \$ 45,000. \$ - \$ 6,900.
		ADWAY IMPROVEMENTS Construction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick taised Median, Paved taised Median,	537 20 8 447 337 540 750	TONS CYYYYY SYYY TONS EAAFEAALLLY SYYYY SALLLA LIFAALLLA LIFAALLA LIFAALLLA LIFAALLA LIFAA	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 1.150.00 \$ 60.00 \$ 72.00 \$ 92.00 \$ 1.480.00 \$ 72.00 \$ 30.00 \$ 30.	=	47,256.00 6,000.00 2,400.00 - - 13,410.00 25,920.00 45,000.00 - 6,900.00		\$ 20,832. \$ - \$ 47,256. \$ 6,000. \$ 2,400. \$ 13,410. \$ 10,110. \$ 25,920. \$ 45,000. \$ - \$ 6,900.
	tata intermedian . NEXESCRIPTION EA . R. ADE DON	ADWAY IMPROVEMENTS Construction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick laised Median, Paved legulatory Sign/Advisory Sign legulatory Sign/Adv	537 20 8 447 337 540 750	TONS CYYYYY SYYY TONS EAAFBAALLLLY SYYYY SALLLA LLLA LLLA LLLA LLLA	\$ 28.00 \$ 50.00 \$ 14.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 13.00 \$ 23.00 \$ 20.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 13.00 \$ 24.00 \$ 30.00 \$ 30	= \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	47,256.00 6,000.00 2,400.00 - - 13,410.00 25,920.00 45,000.00 - 6,900.00		\$ 20,832. \$ - \$ - \$ 47,256. \$ 6,000. \$ 2,400. \$ 13,410. \$ 10,110. \$ 25,920. \$ 45,000. \$ - \$ 6,900. \$ - \$ 5 - \$ 13,410.
raffic Signal, complete intersection = \$ - 1862 C V A S 425,000 = \$ - 1862 C V A S 45	reterriter 5 - 1600 € 1.000 EA 3 440.000 = 5 1600 € 5 1 1600 € 5 1 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1	ADWAY IMPROVEMENTS onstruction Traffic Control ggregate Base Course (135 lbs/cf) ggregate Base Course (135 lbs/cf) sphalt Pavement (3" thick) sphalt Pavement (4" thick) sphalt Pavement (6" thick) sphalt Pavement (6" thick) sphalt Pavement (147 lbs/cf) 6" thick aised Median, Paved egulatory Sign/Advisory Sign uide/Street Name Sign poxy Pavement Marking hermoplastic Pavement Marking arricade - Type 3 elineator - Type 1 urb and Gutter, Type A (6" Vertical) urb and Gutter, Type B (Median) urb and Gutter, Type B (Median) "Sidewalk ("private" common areas only) "Sidewalk ("private" common areas only) "Sidewalk "Sid	537 20 8 447 337 540 750	TONS CYYYYY SYYY TONS EAAFEAALLLY SYYYY SALLLA LIFAALLLA LIFAALLA LIFAALLLA LIFAALLA LIFAA	\$ 28.00 \$ 50.00 \$ 14.00 \$ 19.00 \$ 29.00 \$ 88.00 \$ 300.00 \$ 300.00 \$ 300.00 \$ 23.00 \$ 24.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 30.00 \$ 1.150.00 \$ 60.00 \$ 72.00 \$ 92.00 \$ 1.480.00 \$ 72.00 \$ 30.00 \$ 30.	=	47,256.00 6,000.00 2,400.00 - - 13,410.00 25,920.00 45,000.00 - 6,900.00		\$ 20,832.6 \$ - \$ - \$ 47,256.6 \$ - \$ 6,000.6 \$ 2,400.6 \$ - \$ 13,410.6 \$ 25,920.6 \$ 45,000.6 \$ - \$ 6,900.8 \$ - \$ - \$ - \$ 13,410.6 \$ - \$ 10,110.6 \$ 25,920.6 \$ - \$ - \$ - \$ - \$ 10,110.6 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

				Unit			(with Pre	-Plat Construction)
Description		Quantity	Units	Cost		Total	% Complete	Remaining
finsert items not listed but part of	construction plans)		- A.	1 1 1 1 1	= \$	-	200	\$
TORM DRAIN IMPROVEMENTS								
Concrete Box Culvert (M Standa			LF		= \$	-		\$
18" Reinforced Concrete Pipe			LF	\$ 65.00	= .\$	•		\$
24" Reinforced Concrete Pipe			LF	\$ 78.00	= \$	-		\$
30" Reinforced Concrete Pipe		and Awar State	LF	\$ 97.00	= \$	-		\$
36" Reinforced Concrete Pipe			LF	\$ 120.00	= S		KCT 5930	\$
42" Reinforced Concrete Pipe			LF	\$ 160.00	= Š	-		\$
48" Reinforced Concrete Pipe			LF	\$ 195.00	= \$		Maria de Caracteria	\$
			LF	\$ 245.00	= \$			\$
54" Reinforced Concrete Pipe		그 경찰은 사람들	LF	\$ 288.00	= \$	-		Ś
60" Reinforced Concrete Pipe 66" Reinforced Concrete Pipe			LF	\$ 332.00	= 4		50, 50%	\$
			LF	\$ 380.00	= ; *			· ·
72" Reinforced Concrete Pipe			LF	\$ 84.00	= 4	_		\$
18" Corrugated Steel Pipe			LF	\$ 96.00		_		ž.
24" Corrugated Steel Pipe			LF	\$ 122.00	= ;	-		Ť
30" Corrugated Steel Pipe			LF LF	\$ 122.00 \$ 147.00	- 3	•		*
36" Corrugated Steel Pipe				and the second second second	= ;	•		*
42" Corrugated Steel Pipe			LF	\$ 168.00		•	THE STATE OF	₹. &
48" Corrugated Steel Pipe			LF	\$ 178.00	= . \$	•	10 100	7
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 =			A CONTRACTOR	= ¹ \$.\$
(unit cost = 6x pipe unit cost) Flared End Section (FES) CSP	Size =		EA					
(unit cost = 6x pipe unit cost)	3126 -	Maria de Basa	EA		≖ \$	-		\$
End Treatment- Headwall			EA		= \$			\$
End Treatment- Wingwall			EA		= \$			Š
End Treatment - Cutoff Wall			EA		= Š			\$
- WI	Depth < 5'		EA	\$ 5,542.00	=			\$
Curb Inlet (Type R) L=5',	'≤ Depth < 10'		EA	\$ 7,188.00	- 4			č
	•		EA	\$ 8,345.00	= \$		and the second	č
	'≤ Depth < 15'		EA	\$ 7,627.00	= .	_		ť
Curb Inlet (Type R) L =10'.	Depth < 5'		EA EA	\$ 7,827.00 \$ 7,861.00	= }	•		*
	'≤ Depth < 10'				= }	•	Thus the I	\$
	'≤ Depth < 15'		EA	\$ 9,841.00	- •	•		,
Curb Inlet (Type R) L =15',	Depth < 5'		EA	\$ 9,918.00	= \$	•		>
* **	'≤ Depth < 10'		EA	\$ 10,633.00	= ,\$	•	WY ACTA S	>
	'≤ Depth < 15'		EA	\$ 11,627.00	= \$	•		•
Curb Inlet (Type R) L =20'.	Depth < 5'		EA	\$ 10,570.00	= \$	•		•
	'≤ Depth < 10'		EA	\$ 11,667.00	= \$	•	35 (2.5) (2.5) 35 (2.5) (3.5)	\$
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 Bas	e		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	100	= \$	•	The state of	\$
Drainage Channel Lining, Concre		그 얼마를 잃다	CY	\$ 570.00	= \$	-	海水类 粉土 沙	\$
Drainage Channel Lining, Rip Ra			CY	\$ 112.00	= \$	-		\$
Drainage Channel Lining, Grass	•		AC	\$ 1,469.00	= \$	•		\$
Drainage Channel Lining, Other	Stabilization				= \$		Text Const.	\$

Paramatan da santan da santan Paramatan da santan	PROJECT INFORMATION	
Midtown Collection at Hannah Ridge Filing No. 2	1/23/2020	SF-19-006
Project Name	Date	PCD File No.

				Unit				(with Pro	-Plat	Construction)
Description	Quantity	Units		Cost			Total	% Complete		Remaining
					=	\$	•		\$	-
[insert items not listed but part of construction plans]					=	\$	-		\$	•
* - Subject to defect warranty financial assurance. A minimum of 20% shall		04		Subtotal		_	204 700 00			204 700 00
be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		Secti	on z	Subtotai	=	\$	204,788.00		\$	204,788.00
SECTION 3 ECOMMON DEVELOPMENT IMPRO	VEMENTS (PH	vate or	Dist	ict and No	T Mäli	ntained	by EPC)**			
ROADWAY IMPROVEMENTS										
Aggregate Base Course (Local roads)	450	Tons	\$	28.00	=	\$	12,600.00		\$	12,600.00
Asphalt Pavement (Local roads) (6" thick)	325	Tons	\$	88.00	=	\$	28,600.00		\$	28,600.00
Curb and Gutter, Type A	312	LF	\$	30.00	=	\$	9,360.00		\$	9,360.00
Curb and Gutter, Type C (ramp)	461	LF	\$	30.00	=	\$	13,830.00	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$	13,830.00
					=	\$	•		\$	
					=	\$	-		\$	•
STORM DRAIN IMPROVEMENTS (Exception	n: Permanent Pon	1/BMP sha	li ed li	emized under	Section	1)				
18" Reinforced Concrete Pipe (Private)	354	LF	\$	65.00	=	\$	23,010.00		\$	23,010.00
Curb Inlet (Type R) L=5', Depth < 5' (Private)	4	EA	\$	5,542.00	-	\$	22,168.00		\$	22,168.00
24" Reinforced Concrete Pipe (Private)	100	LF	\$	78.00	-	\$	7,800.00		\$	7,800.00
30" Reinforced Concrete Pipe (Private)	30	LF	\$	97.00	=	\$	2,910.00		\$	2,910.00
Grated Inlet (Type C) Depth < 5' (Private)	1	EA	\$	4,640.00	=	\$	4,640.00		\$	4,640.00
Storm Sewer Manhole, Slab Base (Private)	2	EA	\$.	6,395.00	=	\$	12,790.00		\$	12,790.00
					=	\$	•	1.5	\$	•
WATER SYSTEM IMPROVEMENTS						•				
Water Main Pipe (PVC), Size 8"	889	LF	\$	64.00	=	\$	56,896.00		\$	56,896.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$	75.00	=	\$			\$	
Gate Valves, 8"		EA	\$	1,858.00	=	\$	14,864.00	1000	\$	14,864.00
Fire Hydrant Assembly, w/ all valves	2	EA	\$	6,597.00	=	\$	13,194.00	-	\$	13,194.00
Water Service Line Installation, inc. tap and valves	28	EA	\$	1,324.00	==	\$	37,072.00	e Televisia	\$	37,072.00
Fire Cistern Installation, complete	그 그는 걸린다	EA	•		=	\$	- 1		\$	•
The second secon					=	\$	-		\$	•
[insert items not listed but part of construction plans]	' and the second				-	\$			\$	•
SANITARY SEWER IMPROVEMENTS						•			, i	
Sewer Main Pipe (PVC), Size 8" (No Underdrain)	695	LF	S	64.00	***	\$	44,480,00		\$	44,480.00
Sanitary Sewer Manhole, Depth < 15 feet	. 6	EA	\$	4,386.00	=	Š	26,316.00		\$	26,316.00
Sanitary Service Line Installation, complete	28	EA	Š	1,402.00	=	Š	39,256.00		\$	39,256.00
Sanitary Sewer Lift Station, complete		EA	•	-,	=	Š			Š	
		·			=	Š			Š	
[insert items not listed but part of construction plans]					=	Š		+	Š	
	or subdivision spec	ific conditi	on of	approval, or P	(QU	•			7	
		EA			,	•		· ·		

	PROFEDINFORMATON	
Mictown Collection at Hannah Ridge Filing No. 2	1/23/2020	SF-19-006
Project Name	Date	PCD FHe No.

	l		Unit				(with Pre-	Plat Construction)
Description	Quantity	Units	Cost			Total	% Complete	Remaining
		EA	`		\$	•		\$ •
		EA		-	\$			\$
		EA		-		•		•
 Tigger ingenom det for milije in rije, for et alt ourgelijne eigen op in genomen. 		EA			1			£
- Section 3 is not subject to defect warranty requirements		Section	n 3 Subtotal	=	<u>\$</u>	369,786.00		\$ 369,786.00
No. 8-8UILT PLANS (Public Improvements Inc. Permanent W OND/BMP CERTIFICATION (Inc. elevations and volume c		LS			\$		•	
		Ĺŝ	(Sum of all sect			truction Financia		•
	alculations)	~*	•	ion subla	itais plus	truction Financia as-builts and pond/Bi	MP certification)	\$ 613,757.47
	alculations) Total Remain	ing Constri	uction Financ	ion subto clai Ass	itals plus surance	as-builts and pond/B	MP certification)	\$ 613,757.47
	alculations) Total Remain	ing Constri	uction Financies credit for ite	ion sublo cial Ass ms comp	otais plus surance liele plus	as-builts and pond/8 (with Pre-Plat C	MP certification) Onstruction) MP certification)	\$ 613,757.47 \$ 608,389,90

Approvals

n on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

By: Elizabeth Nijkamp Date:02/12/2020

El Paso County Planning & Community Development