EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

Updated: 10/2023

.

2024 Financial Assurance Estimate Form

(with pre-plat construction)

ETREAT AT TIMBERRIDGE FILING NO. 4			2/29/2024		SF-1827					
roject Name			Date		PCD File No.					
			Unit				e-Plat Construction)			
Description	Quantity	Units	Cost		Total	% Complete	Remaining			
ECTION 1 - GRADING AND EROSION CONTROL	L (Construction a	and Perma	nent 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	6000.	CY	\$ 5.00	=	\$ 30,000.00		\$ 30,000.0			
20,001-50,000; \$100,000 min		CY	\$ 3.50	=	\$ -		\$-			
50,001-200,000; \$175,000 min		CY	\$ 2.50	=	\$-		\$-			
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -			
Permanent Erosion Control Blanket	2200.	SY	\$ 9.00	=	\$ 19,800.00		\$ 19,800.0			
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	1.8	AC	\$ 2,018.00	=	\$ 3,632.40		\$ 3,632.4			
Permanent Pond/BMP (Pond 4)	1.	EA	\$ 150,000.00	=	\$ 150,000.00		\$ 150,000.0			
Concrete Washout Basin		EA	\$ 1,172.00	=	\$ -		\$ -			
Inlet Protection	4.	EA	\$ 217.00	=	\$ 868.00		\$ 868.0			
Rock Check Dam	13.	EA	\$ 651.00	=	\$ 8,463.00		\$ 8,463.0			
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -			
Sediment Basin		EA	\$ 2,294.00	=	\$ -		\$ -			
Sediment Trap		EA	\$ 538.00	=	\$ -		\$ -			
Silt Fence	1875.	LF	\$ 3.00	=	\$ 5,625.00		\$ 5,625.0			
Slope Drain		LF	\$ 43.00		\$ -		\$ -			
Straw Bale straw bales are not propos	sed on 16.	EA	\$ 33.00	=	\$ 528.00		\$ 528.0			
Straw Wattle/Rock Sock the GEC plans but SCLs a	are	LF	\$ 8.00	=	\$ -		\$ -			
Surface Roughening		AC	\$ 269.00		\$ -		\$ -			
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -			
Temporary Seeding and Mulching		AC	\$ 1,793.00	=	\$ -		\$ -			
Vehicle Tracking Control	1.	EA	\$ 3,085.00	=	\$ 3,085.00		\$ 3,085.0			
				=	\$ -		\$ -			
[insert items not listed but part of construction plans]				=	\$ -		\$ -			
Subject to defect warranty financial assurance. A minimum of 20% shall be ained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		Sect	truction BMPs) ion 1 Subtotal	= =	\$ 6,499.15 \$ 228,500.55	ruction	\$ 6,499.1 \$ 228,500.55			
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Subject to defect warranty financial assurance. A minimum of 20% shall be tained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		Sect	ion 1 Subtotal	=	\$ 228,500.55	ruction	\$ 228,500.5			
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Subject to defect warranty financial assurance. A minimum of 20% shall be ained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2 - PUBLIC IMPROVEMENTS * OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (4" thick) Asphalt Pavement (4" thick) Asphalt Pavement (147 lbs/cf) Equatory Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type C (Ramp) 4" Sidewalk 8" Sidewalk 8" Sidewalk Pedestrian Ramp	- A minin 725. 4360. 2.	Sect LS Tons CY SY SY SY SY Tons SF EA EA EA LF LF LF LF SY SY SY SY SY SY SY SY	ion 1 Subtotal Subto	= 	\$ 228,500.55 ed for const \$ - <t< td=""><td></td><td>\$ 228,500.51 Signage \$ - \$ - \$ - \$ 47,850.0 \$ - \$ - \$ 47,850.0 \$ - \$ - \$ - \$ 165,680.0 \$ - \$ 784.0 \$ -</td></t<>		\$ 228,500.51 Signage \$ - \$ - \$ - \$ 47,850.0 \$ - \$ - \$ 47,850.0 \$ - \$ - \$ - \$ 165,680.0 \$ - \$ 784.0 \$ -			
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Subject to defect warranty financial assurance. A minimum of 20% shall be tained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2 - PUBLIC IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (4" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) Ecourb and Gutter, Type A (6" Vertical) Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type C (Ramp) 4" Sidewalk B" Sidewalk C" State, S", Wide to include return) Cross Pan, collector (9" thick, 8' wide to include return) Cross Pan, collector (9" thick, 8' wide to include return) Corb and Collector (9" thick, 8' wide to include return) Cross Pan, collector (9" thick, 8' wide to include return) Corb and Collector (9" thick, 8' wide to include return) Corb and Collector (9" thick, 8' wide to include return) Cross Pan, collector (9" thick, 8' wide to include return)	- A minin 725. 4360. 2.	Sect LS Tons CY SY SY SY SY Tons SF EA EA EA EA EA LF LF LF SY SY SY SY SY EA LF	ion 1 Subtotal Subto	= - - - - - - - - - - - - - - - - - - -	\$ 228,500.55 ect for const \$ - \$ - \$ 47,850.00 \$ - \$ 47,850.00 \$ - \$ - \$ 165,680.00 \$ -		\$ 228,500.5 Signage \$ <tr< td=""></tr<>			
Subject to defect warranty financial assurance. A minimum of 20% shall be ained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2 - PUBLIC IMPROVEMENTS * OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf)" thick Raised Median, Paved Regulatory Sign/Advisory Sign Guide/Street Name Sign Epoxp Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type C (Ramp) 4" Sidewalk (common areas only) 5" Sidewalk 6" Sidewalk 8" Sidewalk 9" Sidewalk 9	- A minin 725. 4360. 2.	Sect LS Tons CY SY SY SY SY SY SF EA EA EA EA LF LF LF LF SY SY SY SY SY SY EA LF LF	ion 1 Subtotal Subto	= - - - - - - - - - - - - - - - - - - -	\$ 228,500.55 ed for const \$ - \$ 47,850.00 \$ - \$ 165,680.00 \$ - \$ 784.00 \$ - \$ 784.00 \$ - \$ 784.00 \$ - \$ - \$ 784.00 \$ - \$ - \$ 784.00 \$ - \$ - \$ - \$ 784.00 \$ - \$ - \$ - \$ - \$ 784.00 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -		\$ 228,500.5 Signage \$			
Subject to defect warranty financial assurance. A minimum of 20% shall be tained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2 - PUBLIC IMPROVEMENTS * OADWAY IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) EDOUGLACY Sign/Advisory Sign Guide/Street Name Sign Epoxy Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type C (Ramp) 4" Sidewalk (common areas only) 5" Sidewalk 8" Sidewalk 8" Sidewalk 8" Sidewalk 9"	- A minin 725. 4360. 2.	Sect LS Tons CY SY SY SY SY SY SF EA EA EA EA EA LF LF LF SY SY SY SY SY SY EA LF LF LF LF LF LF	ion 1 Subtotal Subto	= - - - - - - - - - - - - - - - - - - -	\$ 228,500.55 ed for const \$ 47,850.00 \$ 47,850.00 \$ 5 5 5 5 784.00 \$ 5 784.00 \$ 5 784.00 \$ 5 784.00 \$ 5 784.00 \$ 5 784.00 \$ 5 784.00 \$ 5 784.00 \$ 5 784.00 \$ 5 784.00 \$ 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7		 \$ 228,500.5! \$ \$ \$ 47,850.0 \$ \$ 47,850.0 \$ \$ 165,680.0 \$ \$ 165,680.0 \$ \$ 784.0 \$ \$ 784.0 \$ \$ 784.0 \$ \$ 784.0 \$ \$			
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Subject to defect warranty financial assurance. A minimum of 20% shall be tained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) ECTION 2 - PUBLIC IMPROVEMENTS Construction Traffic Control Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Aggregate Base Course (135 lbs/cf) Asphalt Pavement (3" thick) Asphalt Pavement (3" thick) Asphalt Pavement (3" thick) Asphalt Pavement (6" thick) Asphalt Pavement (6" thick) Asphalt Pavement (147 lbs/cf) Epoxy Pavement Marking Thermoplastic Pavement Marking Barricade - Type 3 Delineator - Type I Curb and Gutter, Type A (6" Vertical) Curb and Gutter, Type C (Ramp) 4" Sidewalk 6" Sidewalk 8" Sid	- A minin 725. 4360. 2.	Sect LS Tons CY SY SY SY SY SF EA EA EA LF LF LF LF SY SY SY SY SY SY SY SY LF LF LF LF LF LF LF LF LF LF	ion 1 Subtotal Subto	= - - - - - - - - - - - - -	\$ 228,500.55 ed for const \$ - <t< td=""><td></td><td>\$ 228,500.5! Signage \$ <t< td=""></t<></td></t<>		\$ 228,500.5! Signage \$ <t< td=""></t<>			
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RETREAT AT TIMBERRIDGE FILING NO. 4	PROJECT INFORMATION RETREAT AT TIMBERRIDGE FILING NO. 4 2/29/2024										
				SF-1827							
Project Name Date PCD File No.											
				Unit				(with Pre	-Plat Construction)		
Description		Quantity	Units	Cost			Total	% Complete	Remaining		
					=	\$	-		\$		
[insert items not listed but part of construction p	lans]				=	\$	-		\$		
STORM DRAIN IMPROVEMENTS											
Concrete Box Culvert (M Standard), Size (W	х Н)		LF		=	\$	-		\$		
18" Reinforced Concrete Pipe		93.	LF	\$ 82.00	=	\$	7,626.00		\$ 7,626		
24" Reinforced Concrete Pipe			LF	\$ 98.00		\$	-		\$		
30" Reinforced Concrete Pipe			LF	\$ 123.00	-	\$	-		\$		
36" Reinforced Concrete Pipe		193.	LF	\$ 151.00		\$	29,143.00		\$ 29,143		
42" Reinforced Concrete Pipe		481.	LF	\$ 201.00	-	\$	96,681.00		\$ 96,681		
48" Reinforced Concrete Pipe			LF	\$ 245.00	_	\$	-		\$		
54" Reinforced Concrete Pipe			LF	\$ 320.00		\$	-		\$		
60" Reinforced Concrete Pipe			LF LF	\$ 374.00 \$ 433.00		\$ \$			\$		
66" Reinforced Concrete Pipe 72" Reinforced Concrete Pipe			LF	\$ 433.00 \$ 495.00	_	⇒ \$			э \$		
18" Corrugated Steel Pipe			LF	\$ 105.00		⇒ \$			\$		
24" Corrugated Steel Pipe			LF	\$ 103.00	_	\$	-		\$		
30" Corrugated Steel Pipe			LF	\$ 154.00		\$	-		\$		
36" Corrugated Steel Pipe			LF	\$ 184.00		\$	-		\$		
42" Corrugated Steel Pipe			LF	\$ 212.00		\$	-		\$		
48" Corrugated Steel Pipe			LF	\$ 223.00	_	\$	-		\$		
54" Corrugated Steel Pipe			LF	\$ 327.00		\$	-		\$		
60" Corrugated Steel Pipe			LF	\$ 353.00	_	\$	-		\$		
66" Corrugated Steel Pipe			LF	\$ 427.00	=	\$	-		\$		
72" Corrugated Steel Pipe			LF	\$ 502.00	=	\$	-		\$		
78" Corrugated Steel Pipe			LF	\$ 578.00	=	\$	-		\$		
84" Corrugated Steel Pipe			LF	\$ 691.00	=	\$	-		\$		
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)	18"	2.	EA	\$ 492.00	=	\$	984.00		\$ 984		
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	\$ 7,212.00	=	\$	-		\$		
Curb Inlet (Type R) L=5', $5' \leq \text{Depth} < 10'$			EA	\$ 9,377.00	=	\$	-		\$		
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'			EA	\$ 10,859.00	=	\$	-		\$		
Curb Inlet (Type R) L =10', Depth < 5'			EA	\$ 9,925.00	=	\$	-		\$		
Curb Inlet (Type R) L =10', $5' \leq \text{Depth} < 10'$			EA	\$ 10,230.00		\$	-		\$		
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'			EA	\$ 12,805.00	_	\$	-		\$		
Curb Inlet (Type R) L =15', Depth < 5'			EA	\$ 12,907.00		\$	-		\$		
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'			EA	\$ 13,835.00		\$	-		\$		
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'			EA	\$ 15,130.00	_	\$	-		\$		
Curb Inlet (Type R) L = 20', Depth $< 5'$			EA	\$ 13,755.00		\$	-		\$		
Curb Inlet (Type R) L =20', $5' \leq \text{Depth} < 10'$		1	EA	\$ 15,181.00 \$ 6,037.00	_	\$	-		\$ \$ 6,037		
Grated Inlet (Type C),Depth < 5'Grated Inlet (Type D),Depth < 5'		1. 2.		· · ·		\$	6,037.00 14,916.00				
Grated Inlet (Type D), Depth < 5' Storm Sewer Manhole, Box Base		۷.	EA	\$ 7,458.00 \$ 15,130.00		⇒ \$	14,910.00		\$ 14,916 \$		
Storm Sewer Manhole, Slab Base		3.	EA	\$ 13,130.00		⇒ \$	24,966.00		\$ 24,966		
Geotextile (Erosion Control)		J.	SY	\$ 9.00		\$	-		\$ 24,500		
Rip Rap, d50 size from 6" to 24"		2.	Tons	\$ 104.00		\$	208.00		\$ 208		
Rip Rap, Grouted		2.	Tons	\$ 124.00	-	\$	-		\$ 200		
Drainage Channel Construction, Size (W x H	H)		LF	, 1200	=	\$	-		\$		
Drainage Channel Lining, Concrete	,		CY	\$ 741.00		\$	-		\$		
Drainage Channel Lining, Rip Rap			CY	\$ 145.00	-	\$	-		\$		
Drainage Channel Lining, Grass			AC	\$ 1,911.00		\$	-		\$		
Drainage Channel Lining, Other Stabilization			-		=	\$	-		\$		
					=	\$	-		\$		
lineart items not listed but part of construction p	lans]				=	\$	-		\$		
[insert items not listed but part of construction p - Subject to defect warranty financial assurance. A minimum c											

		PROJECT			ON								
RETREAT AT TIMBERRIDGE FILING NO. 4		2/29/2024							SF-1827				
Project Name		Date						PCD File No.					
				Unit				(with Pre	-Plat (Construction)			
Description	Quantity	Units		Cost			Total	% Complete	-1 141 0	Remaining			
SECTION 3 - COMMON DEVELOPMENT IMPR	4	ate or Dis	trict	and NOT	Mainta	ined by	EPC)**						
ROADWAY IMPROVEMENTS													
					=	\$	-		\$	-			
					=	\$	-		\$	-			
					=	\$	-		\$	-			
					=	\$	-		\$	-			
					=	\$	-		\$	-			
					=	\$	-		\$	-			
STORM DRAIN IMPROVEMENTS (Exce	ption: Permanent Pon	d/BMP shall I	be iter	mized under	Section 1)								
					=	\$	-		\$	-			
					=	\$	-		\$	-			
					=	\$	-		\$	-			
					=	\$	-		\$	-			
					=	\$	-		\$	-			
					=	\$	-		\$	-			
WATER SYSTEM IMPROVEMENTS													
Water Main Pipe (PVC), Size 8"	1300.	LF	\$	84.00	=	\$	109,200.00		\$	109,200.00			
Water Main Pipe (Ductile Iron), Size 8"		LF	\$	98.00	=	\$	-		\$	-			
Gate Valves, 8"	5.	EA	\$	2,418.00	=	\$	12,090.00		\$	12,090.00			
Fire Hydrant Assembly, w/ all valves	4.	EA	\$	8,584.00	=	\$	34,336.00		\$	34,336.00			
Water Service Line Installation, inc. tap and valves Fire Cistern Installation, complete	10.	EA	\$	1,723.00	=	\$ \$	17,230.00		\$ \$	17,230.00			
Fire Cistern Installation, complete		EA			=	\$ \$	-		≯ \$	-			
[insert items not listed but part of construction plans]					=	ې \$			э \$				
SANITARY SEWER IMPROVEMENTS					_	φ.	-		₽				
Sewer Main Pipe (PVC), Size 8"		LF	\$	84.00	=	\$	-		\$	-			
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$	5.708.00	=	\$	_		₽ \$	_			
Sanitary Service Line Installation, complete		EA	Ś	1,825.00	=	\$	-		Ψ \$	_			
Sanitary Sever Lift Station, complete		EA	Ŷ	1,025.00	=	\$	-		\$ \$	-			
cumary cower ant charlon, complete		L/(=	\$	-		\$	-			
[insert items not listed but part of construction plans]					=	\$	-		\$	-			
LANDSCAPING IMPROVEMENTS	(For subdivision spe	cific conditio	n of a	pproval, or F	PUD)	1 7			т				
Trees at entry along Arroya Lane per Tree Exhibit	25.	EA	\$	1,000.00	=	\$	25,000.00		\$	25,000.00			
, , ,		EA		,	=	\$	-		\$	-			
		EA			=	\$	-		\$	-			
		EA			=	\$	-		\$	-			
		EA			=	\$	-		\$	-			
** - Section 3 is not subject to defect warranty requirements		Secti	ion 3	Subtotal	=	\$	197,856.00		\$	197,856.00			

PROJECT INFORMATION											
RETREAT AT TIMBERRIDGE FILING NO. 4	2/29/2024						SF-1827				
Project Name	Date					-	PCD File No.				
				Unit				(with Pre-Plat Construction)			
Description	Quantity	Units		Cost			Total	% Complete		Remaining	
AS-BUILT PLANS (Public Improvements inc. Permanent WC	QCV BMPs)		\$	5,000.00	=	\$	5,000.00		\$	5,000.00	
POND/BMP CERTIFICATION (inc. elevations and volume ca	lculations)	LS	\$	2,000.00	=	\$	2,000.00		\$	2,000.00	
					Total	Constru	ction Financia	Assurance	\$	828,231.55	
			(Sum of all se	ction subtota	als plus as-b	ouilts and pond/BM	MP certification)			
	Total Rem	aining Con	istru	ction Fina	ncial Assu	irance (w	ith Pre-Plat C	onstruction)	\$	828,231.55	
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)											
					Total De	fect War	ranty Financia	Assurance	\$	119,661.48	
		(20% of all it	ems i	dentified as (*). To be coll	ateralized a	t time of prelimina	ary acceptance)			
Approvals											
I hereby certify that this is an accurate and complete estimate of	of costs for the wo	rk as shown o	n the	Grading and	Erosion Cont	rol Plan and	d Construction Dra	awings associated	d with t	he Project.	
		_									
Engineer (P.E. Seal Required)											
		_									
Approved by Owner / Applicant			Dat	te							

Date

Approved by El Paso County Engineer / ECM Administrator