

# EL PASO



# COUNTY

COMMISSIONERS:  
DENNIS HISPY (CHAIR)  
AMY LATIEN (VICECHAIR)

SALLIE CLARK  
DARRYL GLENN  
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT  
MAX L. ROTHSCHILD P.E. EXECUTIVE DIRECTOR

## Construction Permit: CON1961

Name of Development/Subdivision: Sterling Ranch CSU Wastewater line  
Location of Construction: Vollmer Rd/ Marksheffel  
Description of Construction / Fee: Minor Site Development Plan  
Development/Subdivision DSD File Number: PPR 1930  
Date of Plan Approval and / or Dev. Agreement / SIA: 9/5/2019  
Value of Construction: \$212,712.13  
Date / Type of Surety / Provider:

Responsible Person/Company: James F Morley/ SR land LLC  
Responsible Party Street Address: 20 Boulder Cresnet St. Suite 200  
Responsible Party City / State / Zip: Colo. Spgs., Co. 80903  
Responsible Party Phone / Email: 719-471-1742 / jmorley3870@aol.com

### Land Development Code and Engineering Criteria Manual Compliance Guideline Checklist:

- Preliminary Plan Approval Early Grading or  Development / Subdivision Construction Plan Approval
- Preliminary Drainage Report Approval or  Final Drainage Letter / Report Approval
- All County permits obtained  
(may include but not limited to ESQCP, Grading, Access, etc.)
- Copies of Other Agency / Entity Permits  
(may include but not limited to Colorado Discharge, Construction Activity, Corp of Engineers, Floodplain, Endangered Species, US Fish and Wildlife, etc.)
- Surety Estimate and appropriate surety posted
- Initial BMP inspection
- Pre-construction Meeting / Construction permit fee paid

This is to advise that the person or company responsible for construction of all public and common development improvements, as authorized by this Construction Permit and in accordance with the above referenced development or subdivision improvements agreement agrees to construct the required improvements in full conformance of all County rules, regulations, codes, standards, and ordinances, approved plans, applicable development or subdivision improvements agreement, and development permits or approvals. It is understood and agreed that, upon completion of construction and at the time of any request for release of surety, preliminary or final acceptance, the project's engineer shall certify that the work has been entirely completed, and that it conforms in all respects, with all County rules, regulations, codes, standards, and ordinances, approved plans, applicable development or subdivision improvements agreement, and development permits or approvals; and to all specifications required by the laws and regulations of the State of Colorado.

  
\_\_\_\_\_  
Applicant signature

\_\_\_\_\_  
County Representative signature

Notice-to-Proceed is given this 05 day of Sept, 2019.  
**Install initial BMP's and call for inspection prior to any additional land disturbance.**

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300




COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695



Sr Sewer LLC.  
20 Boulder Crescent Ste 200  
Colorado Springs, Colorado 80903

76-647/1041  
DATE 9/5/2019

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PAY TO EL PASO COUNTY \$ 212,712.13  
THE ORDER OF TWO HUNDRED TWELVE THOUSAND SEVEN HUNDRED TWELVE <sup>100</sup> DOLLARS  Security Features Included. Details on Back.

**STOCKMENS BANK**  
25 NORTH CASCADE AVE STE 100  
COLORADO SPRINGS, CO 80903  
PHONE 719-955-2800  
MEMO ASSURANCE FOR CSU SEWER  
W/M

Jamie Morley MP

~~1041064730~~ ~~1174880~~

MP

[REDACTED]

[REDACTED]

# 2019 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 8/26/2019

PROJECT INFORMATION		
	9/4/2019	PPR1930
Project Name; Sterling Ranch - CSU Gravity Main	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>						
* Earthwork						
less than 1,000; \$5,300 min	500	CY	\$ 8.00	= \$ 5,300.00		\$ 5,300.00
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		CY	\$ 3.50	= \$ -		\$ -
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.)	2.5	AC	\$ 800.00	= \$ 2,000.00		\$ 2,000.00
* Mulching	2.5	AC	\$ 750.00	= \$ 1,875.00		\$ 1,875.00
* Permanent Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 20.00	= \$ -		\$ -
* Permanent Pond/BMP (Spillway)		EA	\$ -	= \$ -		\$ -
* Permanent Pond/BMP (Outlet Structure)		EA	\$ -	= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control		EA	\$ 2,370.00	= \$ -		\$ -
Silt Fence	1,675	LF	\$ 2.50	= \$ 4,187.50		\$ 4,187.50
Temporary Seeding		AC	\$ 628.00	= \$ -		\$ -
Temporary Mulch		AC	\$ 750.00	= \$ -		\$ -
Erosion Bales		EA	\$ 25.00	= \$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$ -		\$ -
Rock Check Dams		EA	\$ 500.00	= \$ -		\$ -
Inlet Protection		EA	\$ 167.00	= \$ -		\$ -
Sediment Basin		EA	\$ 1,762.00	= \$ -		\$ -
Concrete Washout Basin		EA	\$ 900.00	= \$ -		\$ -
			= \$ -	= \$ -		\$ -
[insert items not listed but part of construction plans]						
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$ 1,465.63		\$ 1,465.63
<b>Section 1 Subtotal</b>				<b>= \$ 14,828.13</b>		<b>\$ 14,828.13</b>

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

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) <span style="font-size: small;">_ " thick</span>		Tons	\$ 88.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 8.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 300.00	= \$ -		\$ -
Guide/Street Name Sign		EA	\$ -	= \$ -		\$ -
Epoxy Pavement Marking		SF	\$ 13.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 200.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 24.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 48.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 60.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 96.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,150.00	= \$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 61.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	= \$ -		\$ -
Curb Chase		EA	\$ 1,480.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	= \$ -		\$ -

**PROJECT INFORMATION**

9/4/2019

PPR1930

**Project Name; Sterling Ranch - CSU Gravity Main**

**Date**

**PCD File No.**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>							
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe		LF	\$ 65.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 78.00	=	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 97.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 120.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 160.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$ -		\$ -
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 = <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	\$ 5,542.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5'≤ Depth < 10'		EA	\$ 7,188.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 10'≤ Depth < 15'		EA	\$ 8,345.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 5'≤ Depth < 10'		EA	\$ 7,861.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 10'≤ Depth < 15'		EA	\$ 9,841.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 9,918.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 5'≤ Depth < 10'		EA	\$ 10,633.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 10'≤ Depth < 15'		EA	\$ 11,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5'≤ Depth < 10'		EA	\$ 11,667.00	=	\$ -		\$ -
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 Base		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		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							
<b>Section 2 Subtotal</b>				=	\$ -		\$ -

**PROJECT INFORMATION**

9/4/2019 PPR1930

Project Name; Sterling Ranch - CSU Gravity Main Date PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>							
<b>ROADWAY IMPROVEMENTS</b>							
	0			=	\$		\$
				=	\$		\$
				=	\$		\$
				=	\$		\$
				=	\$		\$
<b>STORM DRAIN IMPROVEMENTS</b> <span style="float: right;">(Exception: Permanent Pond/BMP shall be itemized under Section 1)</span>							
				=	\$		\$
				=	\$		\$
				=	\$		\$
				=	\$		\$
				=	\$		\$
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"		LF	\$ 64.00	=	\$		\$
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=	\$		\$
Gate Valves, 8"		EA	\$ 1,858.00	=	\$		\$
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,597.00	=	\$		\$
Water Service Line Installation, inc. tap and valves		EA	\$ 1,324.00	=	\$		\$
Fire Cistern Installation, complete		EA		=	\$		\$
				=	\$		\$
<i>[insert items not listed but part of construction plans]</i>							
<b>SANITARY SEWER IMPROVEMENTS</b>							
Sewer Main Pipe (PVC), Size 18"	2,263	LF	\$ 70.00	=	\$ 158,410.00		\$ 158,410.00
Sanitary Sewer Manhole, Depth < 15 feet	9	EA	\$ 4,386.00	=	\$ 39,474.00		\$ 39,474.00
Sanitary Service Line Installation, complete		EA	\$ 1,402.00	=	\$		\$
Sanitary Sewer Lift Station, complete		EA		=	\$		\$
				=	\$		\$
<i>[insert items not listed but part of construction plans]</i>							
<b>LANDSCAPING IMPROVEMENTS</b> <span style="float: right;">(For subdivision specific condition of approval, or PUD)</span>							
		EA		=	\$		\$
		EA		=	\$		\$
		EA		=	\$		\$
		EA		=	\$		\$
		EA		=	\$		\$
				=	\$		\$
<b>Section 3 Subtotal</b>					=	\$ <b>197,884.00</b>	\$ <b>197,884.00</b>

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

**PROJECT INFORMATION**

Project Name; **Sterling Ranch - CSU Gravity Main**

9/4/2019

PPR1930

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WCCV BMPs)		LS	= \$	-		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	= \$	-		\$ -
<b>Total Construction Financial Assurance</b>						<b>\$ 212,712.13</b>
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>						<b>\$ 212,712.13</b>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
<b>Total Defect Warranty Financial Assurance</b>						<b>\$ 1,835.00</b>
(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.



September 4, 2019

Engineer (P.E. Seal Required)

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Approved

by Elizabeth Nijkamp  
El Paso County Planning and Community Development  
on behalf of Jennifer Irvine, County Engineer, ECM Administrator



09/05/2019 8:05:44 AM