



CDR 2215

AMENDED SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between Peaceful Ridge Development Company, 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 PEACEFUL RIDGE AT FOUNTAIN VALLEY 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 ("ECM") 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 EXHIBIT A and EXHIBIT B, attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to divide construction of the required improvements into two phases as identified in Exhibit C, attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to guarantee performance of this Agreement, including construction of the above-referenced improvements, by means of restricting lot sales unless and until collateral acceptable to the El Paso County ECM Administrator is provided.

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 EXHIBITS A and B attached hereto (the "Subdivision Improvements"). The Subdivider must provide the County with an Irrevocable Letter of Credit issued by FirstBank in the amount of \$314,616.61 as collateral for completion of the Grading and Erosion Control improvements in Section 1 of EXHIBIT A prior to the County issuing a Notice to Proceed with construction of the Subdivision Improvements in Phase 1.
2. The Subdivision Improvements identified in EXHIBIT A constitute those required to serve the lots in Phase 1 of the Subdivision, as depicted in EXHIBIT C. The Subdivider shall not sell, convey, or transfer, whether by Deed or Contract, or receive building permits for any lots in Phase 1 of the Subdivision, specifically identified by address in EXHIBIT D, until all Subdivision Improvements identified in EXHIBIT A have been constructed and preliminarily accepted pursuant to this Agreement and the ECM or until sufficient collateral to guarantee construction of such Subdivision Improvements, as determined by the ECM Administrator, has been provided to the County.
3. The Subdivision Improvements identified in EXHIBIT B constitute those required to serve the lots in Phase 2 of the Subdivision, as depicted in EXHIBIT C. The Subdivider must provide an updated Financial Assurance Estimate for the Subdivision Improvements identified in EXHIBIT B prior to the County issuing a Notice to Proceed with construction of the Subdivision Improvements in Phase 2. The Subdivider shall not sell, convey, or transfer, whether by Deed or Contract, or receive building permits for any lots in Phase 2 of the Subdivision, specifically identified by address in EXHIBIT E, until a) the Subdivider has complied with the requirements of paragraph 2 above and b) all Subdivision Improvements identified in EXHIBIT B have been constructed and preliminarily

accepted pursuant to this Agreement and the ECM or sufficient collateral to guarantee construction of such Subdivision Improvements, as determined by the ECM Administrator, has been provided to the County.

4. 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" and "EXHIBIT B" 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.
5. The Subdivider agrees that all of those Subdivision Improvements to be completed as identified on EXHIBITS A and 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.
6. All Subdivision Improvements in each phase 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 for each phase 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.
7. 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.
8. 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.

9. 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.
10. 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.
11. This Agreement replaces and supersedes the Amended Subdivision Improvements Agreement recorded on May 27, 2009 at Reception No. 209058667. and the Subdivision Improvements Agreement recorded on December 20, 2023 at Reception No. 223103472.

Signature Page to Follow

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

By: *[Signature]* on behalf of
Meggan Herington, Executive Director
Planning and Community Development
Authorized signatory pursuant to LDC

Approved as to form:

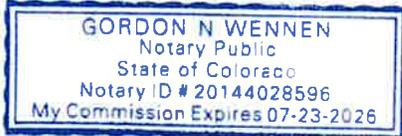
Lori L. Seago
County Attorney's Office

PEACEFUL RIDGE DEVELOPMENT COMPANY

[Signature]
J. Ryan Watson, Manager

Subscribed, sworn to and acknowledged before me this 27 day of February, 2024 by
~~the parties above named.~~ J. Ryan Watson

My commission expires: July 23, 2026.



[Signature]
Notary Public

EXHIBIT A

PROJECT INFORMATION							
PEACEFUL RIDGE PHASE 1		10.27.2023		CDR-22-015			
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	690.	LF	\$ 76.00	=	\$ 52,440.00	\$ -	52,440.00
24" Reinforced Concrete Pipe	477.	LF	\$ 91.00	=	\$ 43,407.00	\$ -	43,407.00
30" Reinforced Concrete Pipe	544.	LF	\$ 114.00	=	\$ 62,016.00	\$ -	62,016.00
36" Reinforced Concrete Pipe	1027.	LF	\$ 140.00	=	\$ 143,780.00	\$ -	143,780.00
42" Reinforced Concrete Pipe	580.54	LF	\$ 187.00	=	\$ 108,560.98	\$ -	108,560.98
48" Reinforced Concrete Pipe	799.	LF	\$ 228.00	=	\$ 182,172.00	\$ -	182,172.00
54" Reinforced Concrete Pipe		LF	\$ 297.00	=	\$ -	\$ -	-
60" Reinforced Concrete Pipe		LF	\$ 348.00	=	\$ -	\$ -	-
66" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -	\$ -	-
72" Reinforced Concrete Pipe		LF	\$ 460.00	=	\$ -	\$ -	-
18" Corrugated Steel Pipe		LF	\$ 98.00	=	\$ -	\$ -	-
24" Corrugated Steel Pipe		LF	\$ 112.00	=	\$ -	\$ -	-
30" Corrugated Steel Pipe		LF	\$ 143.00	=	\$ -	\$ -	-
36" Corrugated Steel Pipe		LF	\$ 171.00	=	\$ -	\$ -	-
42" Corrugated Steel Pipe		LF	\$ 197.00	=	\$ -	\$ -	-
48" Corrugated Steel Pipe		LF	\$ 207.00	=	\$ -	\$ -	-
54" Corrugated Steel Pipe		LF	\$ 304.00	=	\$ -	\$ -	-
60" Corrugated Steel Pipe		LF	\$ 328.00	=	\$ -	\$ -	-
66" Corrugated Steel Pipe		LF	\$ 397.00	=	\$ -	\$ -	-
72" Corrugated Steel Pipe		LF	\$ 467.00	=	\$ -	\$ -	-
78" Corrugated Steel Pipe		LF	\$ 537.00	=	\$ -	\$ -	-
84" Corrugated Steel Pipe		LF	\$ 642.00	=	\$ -	\$ -	-
Flared End Section (FES) RCP Size = 8" pipe <i>(unit cost = 6x pipe unit cost)</i>	1.	EA	\$ 3,000.00	=	\$ 3,000.00	\$ -	3,000.00
Flared End Section (FES) CSP Size = 24" pipe <i>(unit cost = 6x pipe unit cost)</i>	1.	EA	\$ 4,000.00	=	\$ 4,000.00	\$ -	4,000.00
End Treatment- Headwall		EA	=	\$ -		\$ -	-
End Treatment- Wingwall		EA	=	\$ -		\$ -	-
End Treatment - Cutoff Wall		EA	=	\$ -		\$ -	-
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,703.00	=	\$ -	\$ -	-
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 8,715.00	=	\$ -	\$ -	-
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	=	\$ -	\$ -	-
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,224.00	=	\$ -	\$ -	-
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	1.	EA	\$ 9,507.00	=	\$ 9,507.00	\$ -	9,507.00
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	=	\$ -	\$ -	-
Curb Inlet (Type R) L =15', Depth < 5'	1.	EA	\$ 11,995.00	=	\$ 11,995.00	\$ -	11,995.00
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	3.	EA	\$ 12,858.00	=	\$ 38,574.00	\$ -	38,574.00
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	=	\$ -	\$ -	-
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 12,783.00	=	\$ -	\$ -	-
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'	7.	EA	\$ 14,109.00	=	\$ 98,763.00	\$ -	98,763.00
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,611.00	=	\$ -	\$ -	-
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	=	\$ -	\$ -	-
Storm Sewer Manhole, Box Base		EA	\$ 14,061.00	=	\$ -	\$ -	-
Storm Sewer Manhole, Slab Base	21.	EA	\$ 7,734.00	=	\$ 162,414.00	\$ -	162,414.00
Geotextile (Erosion Control)		SY	\$ 8.00	=	\$ -	\$ -	-
Rip Rap, d50 size from 6" to 24"	1074.	Tons	\$ 97.00	=	\$ 104,178.00	\$ -	104,178.00
Rip Rap, Grouted		Tons	\$ 115.00	=	\$ -	\$ -	-
Drainage Channel Construction, Size (W x H)		LF	\$ -	=	\$ -	\$ -	-
Drainage Channel Lining, Concrete		CY	\$ 689.00	=	\$ -	\$ -	-
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	=	\$ -	\$ -	-
Drainage Channel Lining, Grass		AC	\$ 1,776.00	=	\$ -	\$ -	-
Drainage Channel Lining, Other Stabilization				=	\$ -	\$ -	-
68"x43" PIPE	47.	LF	\$ 460.00	=	\$ 21,620.00	\$ -	21,620.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -	\$ -	-
Section 2 Subtotal				=	\$ 2,952,844.70	\$ 2,952,844.68	

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

PROJECT INFORMATION							
PEACEFUL RIDGE PHASE 1		10.27.2023		CDR-22-015			
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"	7539.	LF	\$ 78.00	=	\$ 588,042.00		\$ 588,042.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	-		-
Gate Valves, 8"	45.	EA	\$ 2,247.00	=	101,115.00		101,115.00
Fire Hydrant Assembly, w/ all valves	27.	EA	\$ 7,978.00	=	215,406.00		215,406.00
Water Service Line Installation, inc. tap and valves	156.	EA	\$ 1,601.00	=	249,756.00		249,756.00
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"	7198.	LF	\$ 78.00	=	\$ 561,444.00		\$ 561,444.00
Sanitary Sewer Manhole, Depth < 15 feet	19.	EA	\$ 5,305.00	=	100,795.00		100,795.00
Sanitary Service Line Installation, complete	156.	EA	\$ 1,696.00	=	264,576.00		264,576.00
Sanitary Sewer Lift Station, complete		EA		=	-		-
Sanitary Sewer Manhole, Depth 15-20 feet	4	EA	\$ 6,500.00	=	26,000.00		26,000.00
<i>[insert items not listed but part of construction plans]</i>							
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
		EA		=	-		-
		EA		=	-		-
		EA		=	-		-
		EA		=	-		-
		EA		=	-		-
Section 3 Subtotal				=	\$ 2,107,134.00		\$ 2,107,134.00
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)			\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)			LS \$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Total Construction Financial Assurance					\$ 5,384,595.31		
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$ 5,384,595.28		
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance					\$ 622,568.94		
(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)

[Signature]

Approved by Owner / Applicant

By: Gilbert LaForce, P.E.
Engineering Manager
On behalf of the
ECM Administrator
Date: 01/10/2024 4:39:23 PM
El Paso County Department of Public Works

November 1st, 2023

Date

Date

EXHIBIT B

2023 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 10/2023

PROJECT INFORMATION		
PEACEFUL RIDGE PHASE 2	12.20.2023	CDR-22-015
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	5800.	CY	\$ 5.00	=	\$ 30,000.00		\$ 30,000.00	
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 Erosion Control Blanket		SY	\$ 8.00	=	\$ -		\$ -	
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	\$ 1,875.00	=	\$ -		\$ -	
Permanent Pond/BMP (provide engineer's estimate)		EA	\$ 130,000.00	=	\$ -		\$ -	
Concrete Washout Basin	2.	EA	\$ 1,089.00	=	\$ 2,178.00		\$ 2,178.00	
Inlet Protection		EA	\$ 202.00	=	\$ -		\$ -	
Rock Check Dam		EA	\$ 605.00	=	\$ -		\$ -	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Sediment Basin		EA	\$ 2,132.00	=	\$ -		\$ -	
Sediment Trap		EA	\$ 500.00	=	\$ -		\$ -	
Silt Fence	2360.	LF	\$ 3.00	=	\$ 7,080.00		\$ 7,080.00	
Slope Drain		LF	\$ 40.00	=	\$ -		\$ -	
Straw Bale		EA	\$ 31.00	=	\$ -		\$ -	
Straw Wattle/Rock Sock	180.	LF	\$ 7.00	=	\$ 1,260.00		\$ 1,260.00	
Surface Roughening		AC	\$ 250.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket	9126.1	SY	\$ 3.00	=	\$ 27,378.30		\$ 27,378.30	
Temporary Seeding and Mulching	15.	AC	\$ 1,666.00	=	\$ 24,990.00		\$ 24,990.00	
Vehicle Tracking Control	2.	EA	\$ 2,867.00	=	\$ 5,734.00		\$ 5,734.00	
Sediment Control Logs	1026.	LF	\$ 5.00	=	\$ 5,130.00		\$ 5,130.00	
<i>*Earthwork above is for grading of roads, utility install</i>								
<i>[insert items not listed but part of construction plans]</i>								
MAINTENANCE (35% of Construction BMPs)					=	\$ 25,050.31		\$ 25,050.31
Section 1 Subtotal					=	\$ 128,800.61		\$ 128,800.61

* - 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	1.	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 34.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	2435.	CY	\$ 61.00	=	\$ 148,535.00		\$ 148,535.00
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	13405.	SY	\$ 23.00	=	\$ 308,315.00		\$ 308,315.00
Asphalt Pavement (6" thick)		SY	\$ 35.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___ thick		Tons	\$ 106.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	2.	EA	\$ 364.00	=	\$ 728.00		\$ 728.00
Guide/Street Name Sign	4.	EA	\$ 250.00	=	\$ 1,000.00		\$ 1,000.00
Epoxy Pavement Marking		SF	\$ 16.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 28.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 241.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 29.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	1248.	LF	\$ 35.00	=	\$ 43,680.00		\$ 43,680.00
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	4892.	LF	\$ 35.00	=	\$ 171,220.00		\$ 171,220.00
4" Sidewalk (common areas only)		SY	\$ 58.00	=	\$ -		\$ -
5" Sidewalk	4134.	SY	\$ 72.00	=	\$ 297,648.00		\$ 297,648.00
6" Sidewalk		SY	\$ 87.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 116.00	=	\$ -		\$ -
Pedestrian Ramp	8.	EA	\$ 1,390.00	=	\$ 11,120.00		\$ 11,120.00
Cross Pan, local (8" thick, 6' wide to include return)	75.	LF	\$ 73.00	=	\$ 5,475.00		\$ 5,475.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 111.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,790.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 60.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,538.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,556.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 95.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 97.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 20.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							

PROJECT INFORMATION

PEACEFUL RIDGE PHASE 2

12.20.2023

CDR-22-015

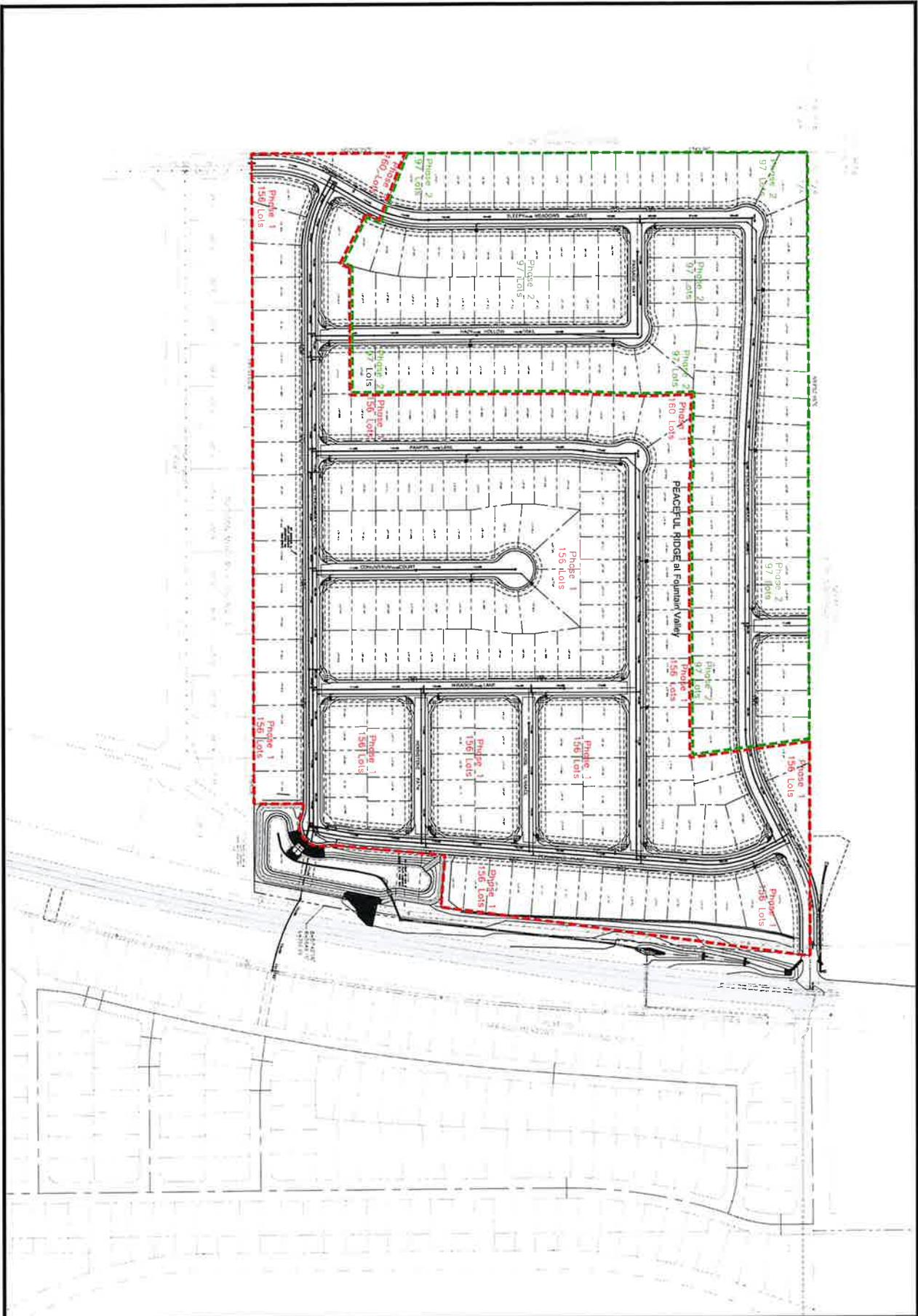
Project Name

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	\$ 76.00	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 91.00	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 114.00	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 140.00	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 187.00	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 228.00	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 297.00	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 348.00	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 402.00	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 460.00	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 98.00	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 112.00	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 143.00	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 171.00	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 197.00	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 207.00	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 304.00	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 328.00	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 397.00	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 467.00	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 537.00	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 642.00	\$ -		\$ -
Flared End Section (FES) RCP Size = 8" pipe <small>(unit cost = 6x pipe unit cost)</small>		EA	\$ 3,000.00	\$ -		\$ -
Flared End Section (FES) CSP Size = 24" pipe <small>(unit cost = 6x pipe unit cost)</small>		EA	\$ 4,000.00	\$ -		\$ -
End Treatment- Headwall		EA		\$ -		\$ -
End Treatment- Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall		EA		\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,703.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 8,715.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 9,224.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 9,507.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 11,995.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 12,858.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 12,783.00	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 14,109.00	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,611.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 14,061.00	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 7,734.00	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 8.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 97.00	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 115.00	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF	\$ -	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 689.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,776.00	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
48"x63" HE Reinforced Concrete Pipe		LF	\$ 460.00	\$ -		\$ -
<small>[insert items not listed but part of construction plans]</small>						
<small>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</small>						
Section 2 Subtotal				\$ 992,721.00		\$ 992,721.00

EXHIBIT C



**PEACEFUL RIDGE AT FOUNTAIN VALLEY
PROPOSED PHASING**

EL PASO COUNTY, COLORADO

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Kiowa
Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 530-7342

Project No.	21031
Issue	October 18th, 2021
Owner	AMV
Survey No.	
Client	AMV
As Prepared	
DATE	
1	

10/18/2021 10:00 AM

EXHIBIT D

EXHIBIT D

Address #	Street	
6326	Sleepy Meadows Dr	9572 Black Powder Trail
6129	Periwinkle Pl	9560 Black Powder Trail
6139	Periwinkle Pl	9548 Black Powder Trail
6149	Periwinkle Pl	9536 Black Powder Trail
6159	Periwinkle Pl	9524 Black Powder Trail
6169	Periwinkle Pl	9512 Black Powder Trail
6179	Periwinkle Pl	9488 Black Powder Trail
6189	Periwinkle Pl	9476 Black Powder Trail
6199	Periwinkle Pl	9464 Black Powder Trail
6209	Periwinkle Pl	9452 Black Powder Trail
6219	Periwinkle Pl	9440 Black Powder Trail
6229	Periwinkle Pl	9428 Black Powder Trail
6239	Periwinkle Pl	9416 Black Powder Trail
6249	Periwinkle Pl	9404 Black Powder Trail
6259	Periwinkle Pl	6112 Panpipe Lane
9569	Melting Sky Dr	6126 Panpipe Lane
9555	Melting Sky Dr	6140 Panpipe Lane
9541	Melting Sky Dr	6154 Panpipe Lane
9527	Melting Sky Dr	6168 Panpipe Lane
9513	Melting Sky Dr	6182 Panpipe Lane
9485	Melting Sky Dr	6196 Panpipe Lane
9471	Melting Sky Dr	6210 Panpipe Lane
9457	Melting Sky Dr	6224 Panpipe Lane
9443	Melting Sky Dr	6238 Panpipe Lane
9429	Melting Sky Dr	6252 Panpipe Lane
9415	Melting Sky Dr	6266 Panpipe Lane
9401	Melting Sky Dr	6280 Panpipe Lane
9387	Melting Sky Dr	6294 Panpipe Lane
9378	Melting Sky Dr	6295 Panpipe Lane
9359	Melting Sky Dr	6281 Panpipe Lane
9345	Melting Sky Dr	6267 Panpipe Lane
9331	Melting Sky Dr	6253 Panpipe Lane
9317	Melting Sky Dr	6239 Panpipe Lane
9303	Melting Sky Dr	6225 Panpipe Lane
6325	Sleepy Meadows Dr	6211 Panpipe Lane
6296	Hazy Hollow Trail	6197 Panpipe Lane
6297	Hazy Hollow Trail	6183 Panpipe Lane
9543	Peaceful Ridge Dr	6169 Panpipe Lane
9553	Peaceful Ridge Dr	6155 Panpipe Lane
6128	Periwinkle Pl	9417 Black Powder Trail
6148	Periwinkle Pl	9429 Black Powder Trail
6168	Periwinkle Pl	9441 Black Powder Trail
6178	Periwinkle Pl	9453 Black Powder Trail
9584	Black Powder Trail	9465 Black Powder Trail

9477 Black Powder Trail
9489 Black Powder Trail
9513 Black Powder Trail
9526 Black Powder Trail
6134 Mirador Lane
6150 Mirador Lane
6166 Mirador Lane
6182 Mirador Lane
6198 Mirador Lane
6214 Mirador Lane
6230 Mirador Lane
6246 Mirador Lane
6262 Mirador Lane
6278 Mirador Lane
6294 Mirador Lane
6295 Conundrum Court
6285 Conundrum Court
6275 Conundrum Court
6265 Conundrum Court
6255 Conundrum Court
6245 Conundrum Court
6235 Conundrum Court
6225 Conundrum Court
6215 Conundrum Court
6205 Conundrum Court
6206 Conundrum Court
6216 Conundrum Court
6226 Conundrum Court
6236 Conundrum Court
6246 Conundrum Court
6256 Conundrum Court
6266 Conundrum Court
6276 Conundrum Court
6286 Conundrum Court
6296 Conundrum Court
9507 Hornstone Path
9527 Hornstone Path
9547 Hornstone Path
9567 Hornstone Path
9587 Hornstone Path
9584 Melting Sky Dr
9570 Melting Sky Dr
9556 Melting Sky Dr
9542 Melting Sky Dr
9528 Melting Sky Dr
9505 Rock Rose Terrace

9525 Rock Rose Terrace
9545 Rock Rose Terrace
9565 Rock Rose Terrace
9585 Rock Rose Terrace
9588 Hornstone Path
9568 Hornstone Path
9548 Hornstone Path
9528 Hornstone Path
9508 Hornstone Path
9549 Black Powder Trail
9561 Black Powder Trail
9573 Black Powder Trail
9585 Black Powder Trail
9597 Black Powder Trail
9584 Rock Rose Terrace
9564 Rock Rose Terrace
9544 Rock Rose Terrace
9524 Rock Rose Terrace
9504 Rock Rose Terrace
9542 Peaceful Ridge Dr
9562 Peaceful Ridge Dr

EXHIBIT E

EXHIBIT E

Address # Street

6294 Sleepy Meadows Dr
6262 Sleepy Meadows Dr
6246 Sleepy Meadows Dr
6230 Sleepy Meadows Dr
6214 Sleepy Meadows Dr
6198 Sleepy Meadows Dr
6182 Sleepy Meadows Dr
6166 Sleepy Meadows Dr
6150 Sleepy Meadows Dr
6134 Sleepy Meadows Dr
6118 Sleepy Meadows Dr
6102 Sleepy Meadows Dr
6086 Sleepy Meadows Dr
6070 Sleepy Meadows Dr
6054 Sleepy Meadows Dr
9302 Peaceful Ridge Dr
9312 Peaceful Ridge Dr
9322 Peaceful Ridge Dr
9332 Peaceful Ridge Dr
9342 Peaceful Ridge Dr
9362 Peaceful Ridge Dr
9372 Peaceful Ridge Dr
9382 Peaceful Ridge Dr
9392 Peaceful Ridge Dr
9402 Peaceful Ridge Dr
9412 Peaceful Ridge Dr
9432 Peaceful Ridge Dr
9442 Peaceful Ridge Dr
9452 Peaceful Ridge Dr
9462 Peaceful Ridge Dr
9472 Peaceful Ridge Dr
6309 Sleepy Meadows Dr
6293 Sleepy Meadows Dr
6277 Sleepy Meadows Dr
6261 Sleepy Meadows Dr
6245 Sleepy Meadows Dr
6229 Sleepy Meadows Dr
6213 Sleepy Meadows Dr
6197 Sleepy Meadows Dr
6181 Sleepy Meadows Dr
6165 Sleepy Meadows Dr
6149 Sleepy Meadows Dr
6283 Hazy Hollow Trail

6269 Hazy Hollow Trail
6255 Hazy Hollow Trail
6241 Hazy Hollow Trail
6227 Hazy Hollow Trail
6213 Hazy Hollow Trail
6199 Hazy Hollow Trail
6185 Hazy Hollow Trail
6171 Hazy Hollow Trail
6157 Hazy Hollow Trail
6143 Hazy Hollow Trail
6129 Hazy Hollow Trail
6115 Hazy Hollow Trail
9378 Passage Way
9360 Passage Way
9342 Passage Way
9324 Passage Way
9306 Passage Way
9323 Peaceful Ridge Dr
9333 Peaceful Ridge Dr
9343 Peaceful Ridge Dr
9353 Peaceful Ridge Dr
9363 Peaceful Ridge Dr
9373 Peaceful Ridge Dr
9383 Peaceful Ridge Dr
9393 Peaceful Ridge Dr
9403 Peaceful Ridge Dr
9413 Peaceful Ridge Dr
9423 Peaceful Ridge Dr
9433 Peaceful Ridge Dr
9443 Peaceful Ridge Dr
9453 Peaceful Ridge Dr
9463 Peaceful Ridge Dr
9473 Peaceful Ridge Dr
9483 Peaceful Ridge Dr
6128 Hazy Hollow Trail
6156 Hazy Hollow Trail
6170 Hazy Hollow Trail
6184 Hazy Hollow Trail
6198 Hazy Hollow Trail
6212 Hazy Hollow Trail
6226 Hazy Hollow Trail
6240 Hazy Hollow Trail
6254 Hazy Hollow Trail
6268 Hazy Hollow Trail
6282 Hazy Hollow Trail

9493 Peaceful Ridge Dr
9503 Peaceful Ridge Dr
9513 Peaceful Ridge Dr
9523 Peaceful Ridge Dr
9533 Peaceful Ridge Dr
9492 Peaceful Ridge Dr
9502 Peaceful Ridge Dr
9512 Peaceful Ridge Dr
9532 Peaceful Ridge Dr