

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT, made between Westover Homes LLC, Colorado limited liability company, hereinafter called the "Developer," 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, Developer owns all lots within Matika Subdivision Filing No. 1, the plat for which was recorded on January 17, 2012; and

WHEREAS, also on January 17, 2012, a Subdivision Improvements Agreement was recorded at Reception No. 212005618 providing that collateral for the subdivision's public improvements would be in the form of a Deed of Trust granted to the El Paso County Public Trustee for the benefit of the County on Lots 2, 3, and 4 within the subdivision, which Deed of Trust was recorded at Reception No. 212005625; and

WHEREAS, the public improvements for the subdivision were never completed, and Developer now wishes to complete such improvements; and

WHEREAS, Developer, as a condition of approval of the Construction Plans for Matika Subdivision Filing No. 1, wishes to enter into this 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 Developer 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 attached hereto and incorporated herein; and

WHEREAS, the Developer wishes to provide collateral to guarantee performance of this Agreement including construction of the above-referenced improvements by means of a Subdivision Bond.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Developer and the County agree as follows:

1. The Developer agrees to construct and install, at his sole expense, all of those improvements as set forth on Exhibit A attached hereto. To secure and guarantee performance of its obligations as set forth herein, the Developer 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 Subdivision Bond from International Fidelity Insurance Company, One Newark Center, Newark, NJ 07102 in the amount of \$253,577.15.
2. Developer is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Developer 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 Developer 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

Chuck Broerman
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Doc \$0.00
Rec \$48.00

El Paso County, CO



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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.
4. The Developer 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 Developer, 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 Developer determines that the completion date needs to be extended, the Developer 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 Developer 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 Developer 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 Developer 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 Developer 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.
9. The County agrees to approval of the construction plans for Matika Subdivision Filing No. 1 subject to the terms and conditions of this Agreement.
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 shall replace and supersede in its entirety the Subdivision Improvements Agreement recorded at Reception No. 212005618. Upon recording of a fully executed copy of this Agreement, the County shall request from the El Paso County Public Trustee the release of the Deed of Trust recorded at Reception No. 212005625.

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

8/4/2021
Date

By: 
Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

ATTEST:

County Clerk and Recorder

Approved as to form:


County Attorney's Office

2021 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 12/22/2020

PROJECT INFORMATION		
Matika Subdivision	3/30/2021	CDR-21-003
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	3,000	CY	\$ 6.00	=	\$ 18,000.00		\$ 18,000.00
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	AC	\$ 828.00	=	\$ 1,407.60		\$ 1,407.60
* Mulching	1	AC	\$ 777.00	=	\$ 1,010.10		\$ 1,010.10
* Permanent Erosion Control Blanket	1,985	SY	\$ 6.00	=	\$ 11,910.00		\$ 11,910.00
* Permanent Pond/BMP Construction		CY	\$ 21.00	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,453.00	=	\$ 2,453.00		\$ 2,453.00
Silt Fence	930	LF	\$ 2.60	=	\$ 2,418.00		\$ 2,418.00
Temporary Seeding		AC	\$ 650.00	=	\$ -		\$ -
Temporary Mulch		AC	\$ 777.00	=	\$ -		\$ -
Erosion Bales	12	EA	\$ 26.00	=	\$ 312.00		\$ 312.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams	5	EA	\$ 518.00	=	\$ 2,590.00		\$ 2,590.00
Inlet Protection		EA	\$ 173.00	=	\$ -		\$ -
Sediment Basin	1	EA	\$ 1,824.00	=	\$ 1,824.00		\$ 1,824.00
Concrete Washout Basin		EA	\$ 932.00	=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
MAINTENANCE (35% of Construction BMPs)						3,358.95	\$ 3,358.95
Section 1 Subtotal					=	\$ 45,283.65	\$ 45,283.65

* - 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		LS		=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	849	CY	\$ 52.00	=	\$ 44,148.00		\$ 44,148.00
Asphalt Pavement (3" thick)	6,821	SY	\$ 14.50	=	\$ 98,904.50		\$ 98,904.50
Asphalt Pavement (4" thick)		SY	\$ 20.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 91.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	2	EA	\$ 311.00	=	\$ 622.00		\$ 622.00
Guide/Street Name Sign	1	EA	\$ 311.00	=	\$ 311.00		\$ 311.00
Epoxy Pavement Marking		SF	\$ 14.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 24.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 207.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 31.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 50.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 62.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp		EA	\$ 1,190.00	=	\$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 63.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 95.00	=	\$ -		\$ -
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 75.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,172.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,899.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -

PROJECT INFORMATION

Matika Subdivision	3/30/2021	CDR-21-003
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"		LF	\$ 66.00	= \$ -		\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	= \$ -		\$ -
Gate Valves, 8"		EA	\$ 1,923.00	= \$ -		\$ -
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,828.00	= \$ -		\$ -
Water Service Line Installation, inc. tap and valves		EA	\$ 1,370.00	= \$ -		\$ -
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"		LF	\$ 66.00	= \$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,540.00	= \$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,451.00	= \$ -		\$ -
Sanitary Sewer Lift Station, complete		EA		= \$ -		\$ -
				= \$ -		\$ -
<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		= \$ -		\$ -
		EA		= \$ -		\$ -
Section 3 Subtotal				= \$ -		\$ -

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

PROJECT INFORMATION

Matika Subdivision	3/30/2021	CDR-21-003
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 2,800.00	= \$ 2,800.00		\$ 2,800.00
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS	\$ -	= \$ -		\$ -
Total Construction Financial Assurance						\$ 253,577.15
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 253,577.15
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 47,564.24
(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 representation of the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

David Raymond Gorman


Engineer (P.E. Seal Required)

Jordan Savage
 Approved by Owner / Applicant

July 1, 2021

Date

Approved by El Paso County Engineer / ECM Administrator

APPROVED
Engineering Department

07/12/2021 10:12 AM

EPC Planning & Community
 Development Department