



PRE-SUBDIVISION SITE GRADING ACKNOWLEDGEMENT  
AND RIGHT OF ACCESS FORM

The undersigned ("Applicant") owns and holds legal title to the real property to be known as Saddlehorn Ranch Filing No. 4 ("Property"), which Property is legally described on Exhibit A attached hereto and incorporated herein by this reference.

Applicant seeks approval for Pre-Subdivision Site Grading under Section 6.2.6 of the El Paso County Land Development Code. As a condition of approval and issuance of Construction Permit No. EGP-22-004, Applicant must complete and submit this Pre-Subdivision Site Grading Acknowledgement and Right of Access Form. In compliance therewith, by signing below, Applicant hereby acknowledges and agrees as follows:

1. The approval and issuance of the Construction Permit does not guarantee or create a right in, or a right of expectation in, Applicant that the El Paso County Planning Commission will recommend or the Board of County Commissioners of El Paso County will approve Applicant's preliminary plan or final plat for the Property. Applicant proceeds with grading under the Construction Permit at Applicant's sole risk.
2. The Construction Permit shall be personal to the Applicant and shall not run with the land. Any successors and/or assigns of the Applicant desiring to proceed or continue with the Pre-Subdivision Site Grading approval shall execute their own Pre-Subdivision Site Grading Acknowledgement and Right of Access Form, obtain their own Construction Permit, and provide an updated Financial Assurance Estimate and replacement surety.
3. Applicant hereby grants to El Paso County, its employees, agents, contractors, and/or subcontractors the right of access to enter upon the Property at all reasonable hours for the following purposes in accordance with requirements of the El Paso County Engineering Criteria Manual (ECM), Section I.5:
  - a. To inspect and investigate for compliance with Construction Permit requirements, including, but not limited to, proper installation and maintenance of erosion and sediment control measures;
  - b. To inspect and investigate for completion of grading activities and soil stabilization requirements;
  - c. In the event of noncompliance with either of the above, to identify deficiencies, which may result in issuance of a Letter of Noncompliance describing such deficiencies to be corrected by Applicant; and
  - d. In the event the Applicant does not correct deficiencies identified in a Letter of Noncompliance, to draw on surety provided and perform the

work in order to correct said deficiencies pursuant to ECM Section I.6.1.H.

4. Applicant shall indemnify, defend, and forever hold harmless the Board of County Commissioners of El Paso County, their officers, employees, agents, contractors, and subcontractors, from any and all claim, demand, action, cause of action, loss, damage, injury, property damage, personal injury, death, liability, duty, obligation, costs and expenses (including attorney fees) arising out of or related to such entry on the Property. Nothing in this section shall be deemed to waive or otherwise limit the defenses available to the Board of County Commissioners pursuant to the Colorado Governmental Immunity Act or as otherwise provided by law.
5. In accordance with ECM Sections 5.3.15 and I.4.1C, Applicant is obligated to provide surety sufficient to make reasonable provision for completion of the grading, erosion control and final stabilization measures, in the amount set forth on Exhibit B attached hereto. Surety shall be in the form of cash, Certified or Cashier's Check, or letter of credit.
6. Applicant is responsible for providing any renewals of surety to ensure that there is never a lapse in security coverage. Applicant shall procure renewal/extension/replacement surety at least fifteen (15) days prior to the expiration of the surety then in effect. Failure to procure renewal/extension/replacement surety within this time limit shall allow the County to execute on the surety.
7. All of the grading, erosion control and final stabilization measures to be completed as identified on Exhibit 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.
8. All grading, erosion control, and final stabilization measures shall be completed by the Applicant within 12 (twelve) months from the date of notice to proceed in the Construction Permit. If Applicant determines that the completion date needs to be extended, Applicant 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 surety is in place to cover the extension time requested. The completion date for the Construction Permit may be extended at the discretion of the ECM Administrator. Failure to meet the original or extended completion date, as applicable, shall allow the County to execute on the surety.

IN WITNESS WHEREOF, the Applicant hereby executes this Pre-Subdivision  
Site Grading Acknowledgement and Right of Access Form this 12<sup>th</sup> day of  
October, 2022

APPLICANT:

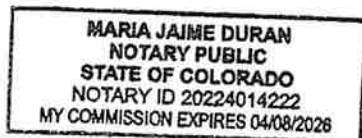
*William F. Guman* APPLICANT  
William F. Guman  
Applicant

STATE OF COLORADO     )  
  )ss.  
COUNTY OF EL PASO     )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of  
October, 2022, by William F Guman

Witness my hand and official seal.

My commission expires: 04/08/2026



*[Signature]*  
Notary Public

*[Signature]*  
Executive Director  
Planning and Community Development Department

3/9/23  
Date

Approved as to Content and Form:

*Lori L. Seago*  
Assistant County Attorney



EXHIBIT A

SADDLEHORN RANCH FILING NO. 4

**PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A 3-1/4" ALUMINUM CAP STAMPED "LS 17496" IN A RANGE BOX AT THE NORTHEAST CORNER OF SECTION 3, BEARING S89°59'23"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF SAID SECTION 3, S89°59'23"E A DISTANCE OF 3,376.48 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°00'37"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SADDLEHORN RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°59'23"E A DISTANCE OF 1899.15 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 3;

THENCE ON SAID EAST LINE, S00°42'27"E A DISTANCE OF 2798.97 FEET;

THENCE DEPARTING SAID EAST LINE THE FOLLOWING EIGHT (8) COURSES:

1. S89°17'33"W A DISTANCE OF 29.12 FEET;
2. N44°37'45"W A DISTANCE OF 546.60 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N48°36'47"W, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 48°37'24" AND AN ARC LENGTH OF 50.92 FEET, TO A POINT OF TANGENT;
4. N89°59'23"W A DISTANCE OF 341.47 FEET;
5. S00°42'27"E A DISTANCE OF 733.37 FEET;
6. S89°17'33"W A DISTANCE OF 277.39 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 46°10'29" AND AN ARC LENGTH OF 48.35 FEET, TO A POINT OF NON-TANGENT;
8. S84°04'11"W A DISTANCE OF 279.81 FEET, TO A POINT ON THE NORTHERLY LINE OF SADDLEHORN RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE ON THE NORTHERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 2, THE FOLLOWING SEVEN (7) COURSES:

1. N12°59'32"W A DISTANCE OF 287.70 FEET;
2. N58°21'31"W A DISTANCE OF 99.14 FEET;
3. N83°17'36"W A DISTANCE OF 453.41 FEET;
4. N80°55'05"W A DISTANCE OF 329.85 FEET;
5. N65°55'05"W A DISTANCE OF 154.37 FEET;
6. S78°29'56"W A DISTANCE OF 122.41 FEET;

7. N63°25'19"W A DISTANCE OF 253.86 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY LINE OF SAID SADDLEHORN RANCH FILING NO. 3;

THENCE ON THE EASTERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 3, THE FOLLOWING EIGHT (8) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N63°25'19"W, HAVING A RADIUS OF 3780.00 FEET, A CENTRAL ANGLE OF 02°54'45" AND AN ARC LENGTH OF 192.15 FEET, TO A POINT OF TANGENT;

2. N23°39'56"E A DISTANCE OF 488.23 FEET, TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 29°21'21" AND AN ARC LENGTH OF 163.95 FEET, TO A POINT OF TANGENT;

4. N53°01'17"E A DISTANCE OF 50.63 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N54°27'30"E, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 34°50'03" AND AN ARC LENGTH OF 431.66 FEET, TO A POINT OF TANGENT;

6. N00°42'27"W A DISTANCE OF 1366.43 FEET;

7. S89°59'23"E A DISTANCE OF 600.05 FEET;

8. N00°42'27"W A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,070,569 SQUARE FEET OR 162.3179 ACRES.

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

Updated: 12/8/2022

PROJECT INFORMATION			
Saddlehorn Filing 4 Early Grading	1/20/2023	EGP-22-004	
Project Name	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		CY	\$ 8.00	=	\$ -		\$ -
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	60,124	CY	\$ 2.50	=	\$ 175,000.00		\$ 175,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
Permanent Erosion Control Blanket		SY	\$ 8.00	=	\$ -		\$ -
Permanent Seeding (inc. noxious weed mgmt.) & Mulching	41.20	AC	\$ 1,875.00	=	\$ 77,250.00		\$ 77,250.00
Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
Concrete Washout Basin		EA	\$ 1,089.00	=	\$ -		\$ -
Inlet Protection	10	EA	\$ 202.00	=	\$ 2,020.00		\$ 2,020.00
Outlet Protection	10	EA	\$ 182.00	=	\$ 1,820.00		\$ 1,820.00
Rock Check Dam		EA	\$ 605.00	=	\$ -		\$ -
Stabilized Staging Area	2,000	SY	\$ 2.00	=	\$ 4,000.00		\$ 4,000.00
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin	2	EA	\$ 2,132.00	=	\$ 4,264.00		\$ 4,264.00
Sediment Trap		EA	\$ 500.00	=	\$ -		\$ -
Silt Fence	7,780	LF	\$ 3.00	=	\$ 23,340.00		\$ 23,340.00
Slope Drain		LF	\$ 40.00	=	\$ -		\$ -
Straw Bale		EA	\$ 31.00	=	\$ -		\$ -
Straw Wattle/Erosion Logs		LF	\$ 7.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 250.00	=	\$ -		\$ -
Temporary Erosion Control Blanket (Curlux 1)	31,103	SY	\$ 3.00	=	\$ 93,309.00		\$ 93,309.00
Temporary Seeding and Mulching		AC	\$ 1,666.00	=	\$ -		\$ -
Vehicle Tracking Control	3	EA	\$ 2,867.00	=	\$ 8,601.00		\$ 8,601.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 48,073.90	\$ 48,073.90
<b>Section 1 Subtotal</b>					=	\$ 437,677.90	\$ 437,677.90

\* - 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	\$ 34.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 61.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 23.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 35.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 7" thick		Tons	\$ 106.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 364.00	=	\$ -		\$ -
Guide/Street Name Sign		EA		=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 16.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 28.00	=	\$ -		\$ -
Barricade - Type 3	4.0	EA	\$ 241.00	=	\$ 964.00		\$ 964.00
Delineator - Type I		EA	\$ 29.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 35.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 58.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 72.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 87.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 116.00	=	\$ -		\$ -
Pedestrian Ramp		EA	\$ 1,390.00	=	\$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 73.00	=	\$ -		\$ -
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		=	\$ -		\$ -

PROJECT INFORMATION							
Saddlehorn Filing 4 Early Grading			1/20/2023		EGP-22-004		
Project Name			Date		PCD File No.		
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>							
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	185	LF	\$ 98.00	=	\$ 18,130.00		\$ 18,130.00
24" Corrugated Steel Pipe	66	LF	\$ 112.00	=	\$ 7,392.00		\$ 7,392.00
30" Corrugated Steel Pipe	53	LF	\$ 143.00	=	\$ 7,579.00		\$ 7,579.00
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 = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -
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	\$ 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				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
Section 2 Subtotal				=	\$ 34,065.00		\$ 34,065.00

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



PROJECT INFORMATION							
Saddlehorn Filing 4 Early Grading		1/20/2023		EGP-22-004			
Project Name		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>							
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"		LF	\$ 78.00	=	\$	-	\$
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	\$	-	\$
Gate Valves, 8"		EA	\$ 2,247.00	=	\$	-	\$
Fire Hydrant Assembly, w/ all valves		EA	\$ 7,978.00	=	\$	-	\$
Water Service Line Installation, inc. tap and valves		EA	\$ 1,601.00	=	\$	-	\$
Fire Cistern Installation, complete		EA		=	\$	-	\$
				=	\$	-	\$
[insert items not listed but part of construction plans]							
<b>SANITARY SEWER IMPROVEMENTS</b>							
Sewer Main Pipe (PVC), Size 8"		LF	\$ 78.00	=	\$	-	\$
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 5,305.00	=	\$	-	\$
Sanitary Service Line Installation, complete		EA	\$ 1,696.00	=	\$	-	\$
Sanitary Sewer Lift Station, complete		EA		=	\$	-	\$
				=	\$	-	\$
[insert items not listed but part of construction plans]							
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
		EA		=	\$	-	\$
		EA		=	\$	-	\$
		EA		=	\$	-	\$
		EA		=	\$	-	\$
		EA		=	\$	-	\$
<b>Section 3 Subtotal</b>				=	\$	-	\$
** - Section 3 is not subject to defect warranty requirements							




PROJECT INFORMATION							
Saddlehorn Filing 4 Early Grading		1/20/2023		EGP-22-004			
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		\$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		\$ -		\$ -
<b>Total Construction Financial Assurance</b>					<b>\$</b>	<b>471,742.90</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>\$</b>	<b>471,742.90</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>\$</b>	<b>57,263.00</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.

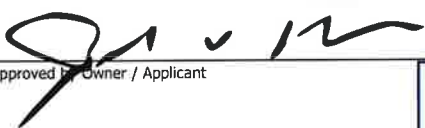


25043

Engineer (P.E. Seal Required)

2/15/2023

Approved by Owner / Applicant



**Approved**


by Jeff Rice

El Paso County Department of Public Works

on behalf of Elizabeth Nijkamp, Deputy County Engineer

Date

03/03/2023 2:59:21 PM



Approved by El Paso County Engineer / ECM Administrator