

Development Agreement
(Sunset – Filing No. 1)

This Development Agreement (the "Agreement") is made and entered into this ____ day of _____, 2021 (the "Effective Date"), by and between the Town of Erie, a Colorado municipal corporation with an address of P.O. Box 750, Erie, CO 80516 (the "Town"), and FS ERIE ESTATES LLC, a Colorado limited liability company with a principal place of business at 9754 Sunset Hill Drive, Lone Tree, CO 80124 ("Developer") (each a "Party" and collectively the "Parties").

Whereas, Developer is the owner of the real property more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property");

Whereas, Developer wishes to develop the Property (the "Development"), and has filed an application for approval of the Sunset — Filing No. 1 subdivision plat (the "Final Plat"); and

Whereas, the Town and Developer mutually acknowledge and agree that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by the Town in connection with its approval of the Development, and that such matters are necessary to protect, promote and enhance the public health, safety and welfare of the Town.

Now, therefore, in consideration of the promises and the mutual covenants herein contained, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms, conditions and fees to be paid by Developer in connection with the improvements for the Development. All conditions in this Agreement are in addition to any requirements of the Erie Municipal Code (the "Code"), state law and other Town ordinances, and are not intended to supersede any requirements contained therein.

2. District. The Town acknowledges that Developer has formed one or more metropolitan districts (collectively the "District") for the purpose of providing facilities and services for the Development, either independently or as Developer's designee under this Agreement. Notwithstanding anything contained in this Agreement to the contrary, any obligation of Developer under this Agreement may be performed by or on behalf of the District, provided that the District will be bound by this Agreement for any obligations that it undertakes on behalf of Developer.

3. Construction of Improvements.

a. *General*. Developer shall, at its own expense, design, construct and install all public improvements necessary for the Development, including without limitation

streets, alleys, curbs, gutters, sidewalks, landscaping, irrigation, fencing, street lights, water, waste water, storm sewer and drainage facilities, and trails and park improvements (collectively the "Improvements"). A list of the required Improvements is set forth in **Exhibit B**, attached hereto and incorporated herein by this reference. Omission of any necessary Improvement from **Exhibit B** does not relieve Developer from responsibility for furnishing, installing or constructing such Improvement. The Improvements include two categories: General Improvements and Landscaping Improvements, as listed in **Exhibit B**.

b. *Construction Standards.* Developer shall construct the Improvements in accordance with plans approved by the Town (the "Plans"), as well as the Town's Standards and Specifications for Design and Construction of Public Improvements (the "Standards"). Developer shall furnish, at its expense, all necessary engineering and consulting services relating to the design and construction of the Improvements. These services shall be performed by or under the supervision of a professional engineer licensed by the State of Colorado.

c. *Public Improvement Permit.* Before the construction of any Improvements, Developer shall obtain a Public Improvement Permit ("PIP") from the Town as provided in the Code. If the application is complete and complies with the approved plans and the Standards, the Town will issue the PIP. Developer shall reimburse the Town for any expenses incurred by the Town for consultant review of the application or associated documents. Unless otherwise approved by Town, overlot grading shall not be initiated until the Town approves drainage improvement plans by the issuance of the PIP.

d. *Testing and Inspection.* Developer shall employ, at its own expense, a licensed testing company to perform all testing of materials or construction reasonably required by the Town. Developer shall furnish copies of test results to the Town on a timely basis. At all times during construction, the Town shall have access to inspect materials and work, and all materials and work not conforming to the Plans or Standards shall be repaired or removed and replaced at Developer's expense.

e. *Rights-of-way and Easements.* Prior to construction of any Improvements that require additional rights-of-way or easements, Developer shall acquire at its own expense all such rights-of-way and easements. Any easements or rights-of-way conveyed to the Town shall be free and clear of liens, taxes and encumbrances and shall be conveyed on documents in a form acceptable to the Town.

f. *Permits.* Developer shall, at its own cost, obtain the following permits, as applicable:

i. Any permits required by the United States Corps of Engineers;

ii. Colorado Department of Health and Environment General Permit for Stormwater Discharges Associated with Construction Activity.

iii. Grading, stormwater quality and right-of-way permits.

iv. Air Quality Permit.

g. *As-Built Drawings.* Upon completion of construction of the Improvements, Developer shall provide the Town with complete "as-built" drawings in the form required by the Standards.

h. *Applicable Law.* Developer shall at all times comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environmental, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq.* ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq.*; the Clean Water Act, 33 U.S.C. § 1251, *et seq.*; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

4. Specific Improvements. Developer shall cause to be constructed or furnished and installed, at Developer's own expense and in conformance with the Plans and Standards, all of the following Improvements:

a. *Streets and Sidewalks.* Developer shall construct all required street and sidewalk improvements in conformance with the Plans and Standards and in accordance with the PIP.

b. *Signs and Striping.* Developer shall install street name signs, striping, stop signs, speed limit and other signs on all streets, in accordance with the Manual of Uniform Traffic Control Devices, as amended, and other applicable legal requirements.

c. *Street Lights.* Developer shall install street lights, of a type and in accordance with plans approved by the Town, to be installed by United Power concurrently with the construction of the streets on which they are located.

d. *Water.* Developer shall install all required water mains, lines, and appurtenances. Developer shall pay all potable and non-potable tap and raw water dedication fees for all permanently irrigated tracts and rights-of-way prior to the installation of landscaping in said tracts and rights-of-way. Native seeded areas not permanently irrigated may be temporarily irrigated until establishment without paying raw water dedication fees, for a period not to exceed 2 years, but volume charges and service charges shall be due for all usage.

e. *Wastewater.* Developer shall install all required wastewater lines and appurtenances and shall pay all associated tap fees.

f. *Drainage Facilities.* Developer shall install all required drainage facilities, in compliance with Mile High Flood District design standards.

g. *Landscaping.* Developer shall install all required landscaping, structures, trails and sidewalk improvements in accordance with a Town-approved landscape plan.

h. *Utilities.* Developer shall install all on-site and off-site electric, natural gas, telephone, cable other utilities, underground as required by the Code.

i. *Fencing.* Developer shall install fencing in accordance with the approved landscaping plans and the Code. Fencing adjacent to parks and open space shall be limited to low (4') open (50%) fencing. The finished side of the fence shall face the open space.

j. *Sanitary Line Restoration.* Native areas disturbed by the installation of the offsite sewer line shall be restored in accordance with Section 1000 of the Town of Erie Standards & Specifications, under the guidance of the Town's restoration contractor.

5. Acceptance of Improvements and Warranty.

a. *Initial Acceptance.* No later than 10 days after Improvements are substantially complete, Developer shall request an inspection by the Town. If Developer does not request this inspection, the Town may conduct the inspection without Developer's approval. All Improvements for Phase 1A shall receive Initial Acceptance on or before December 31, 2023. All Improvements for Phase 1 shall receive Initial Acceptance on or before December 31, 2024. All Improvements for Phase 2 shall receive Initial Acceptance on or before December 31, 2025.

i. If the Improvements are satisfactory, the Town shall grant Initial Acceptance.

ii. If the Improvements are not satisfactory, the Town shall provide written notice to Developer of the repairs, replacements, construction or other work required to receive Initial Acceptance. Developer shall complete all needed repairs, replacements, construction or other work within 30 days of said notice.

After Developer completes the repairs, replacements, construction or other work required, Developer shall request of the Town a re-inspection of such work to determine if Initial Acceptance can be granted, and the Town shall provide written notice to Developer of the acceptability or unacceptability of such work prior to proceeding to complete any such work at Developer's expense. If Developer does not complete the repairs, replacements, or other work required within 30 days, Developer shall be in breach of this Agreement. The costs of re-inspection shall be borne by Developer.

b. *Final Acceptance.* At least 30 days before 2 years has elapsed from the issuance of Initial Acceptance, or as soon thereafter as weather permits, Developer shall request an inspection by the Town. If Developer does not request this inspection, the Town may conduct the inspection without Developer's approval.

i. If the Improvements are satisfactory, the Town shall grant Final Acceptance.

ii. If the Improvements are not satisfactory, the Town shall provide written notice to Developer of the repairs, replacements, construction or other work required to receive Final Acceptance. After Developer completes the repairs, replacements, construction or other work required, Developer shall request of the Town a re-inspection of such work to determine if Final Acceptance can be granted, and the Town shall provide written notice to Developer of the acceptability or unacceptability of such work prior to proceeding to complete any such work at Developer's expense. If Developer does not complete the repairs, replacements, or other work required within 30 days, Developer shall be in breach of this Agreement.

c. *Warranty.* For all Improvements to be dedicated to the Town, Developer shall provide the Town with a 2-year warranty, commencing on the date of Initial Acceptance (the "Warranty Period"). Specifically, but not by way of limitation, Developer shall warrant that: the title is marketable and its transfer rightful; the Improvements are free from any security interest or other lien or encumbrance; and the Improvements are free of defects in materials or workmanship. During the Warranty Period, Developer shall, at its own expense, take all actions necessary to maintain the Improvements except for snow removal on the streets, and make all necessary repairs or replacements.

6. Maintenance.

a. *Improvements.* Unless dedicated to and accepted in writing by the Town for maintenance, all Improvements shall be maintained by Developer. Acceptance by the Town of ownership of any Improvement does not constitute acceptance by the Town of maintenance for such Improvement. If Developer wishes to transfer

maintenance obligations to the District or any other entity, including an owners' association, Developer shall obtain prior written approval from the Town.

b. *Vacant Lots.* Developer shall be responsible for landscaping maintenance, including weed control, on all vacant lots until such time as the lot is developed and conveyed to an individual owner.

7. Improvement Guarantee.

a. *Amount and Form.* To secure the construction and installation of the Improvements, Developer shall provide one or more letters of credit or cash surety deposits in an amount equal to 115% of the total costs for each Phase listed in **Exhibit B** (the "Improvement Guarantee"), in a form approved by the Town. The Improvement Guarantee may be split into two, one for the Landscape Improvements (the "Landscape Performance Guarantee"), and one for the General Improvements (the "General Performance Guarantee").

b. *Timing.* Developer shall not commence construction on any Phase, including without limitation staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved both the Landscape Performance Improvement Guarantee and the General Performance Guarantee for that Phase.

c. *Draw.* If the Improvements are not constructed or completed within the periods of time specified herein, the Town may, after the notice and cure period described in Section 14(b), draw on the associated Improvement Guarantee to complete the Improvements. If the Improvement Guarantee is to expire within 14 days and Developer has not yet provided a satisfactory replacement, or completed the applicable Improvements, the Town may draw on the Improvement Guarantee for the amount of incomplete work and either hold such funds as security for performance of this Agreement or spend such funds to finish the Improvements or correct problems with the Improvements as the Town deems appropriate. If the Town has drawn on an Improvement Guarantee, and a satisfactory replacement guarantee is provided or the Improvements have been completed, then the Town will release any funds received as a result of its draw within a reasonable period of time, or within 10 days of a request by Developer.

d. *Reduction.* Upon Initial Acceptance of the Improvements for a particular Phase, the General Improvement Guarantee for such Phase shall be reduced to the amount of 25% of the total actual cost of construction and installation of such Improvements. The reduced General Improvement Guarantee shall be held by the Town during the Warranty Period. Upon Initial Acceptance of all of the Landscape Improvements for a particular Phase, the Landscaping Performance Guarantee for that Phase shall be reduced to the amount of 25% of the total actual cost of such Improvements.

e. *Deferred Installation of Landscaping.* Prior to issuance of any certificates of occupancy in any Phase, Developer shall post a performance bond in the amount of 115% of the estimated cost of installation of any landscaping or irrigation Improvements that have not been completed. The performance bond shall not be released until all planting and finish materials shown on the Plans for such Phase are installed and accepted and the irrigation is installed and functional in compliance with the Plans and Standards. The Town shall have the right to draw on the performance bond for any landscaping or irrigation Improvements that are not installed in compliance with this Section. Any costs incurred by the Town in excess of the funds provided by the performance bond shall be payable by Developer within 30 days after receipt of invoices. If Developer fails to pay such amounts, the same may be recovered by the Town by any lawful means, including certification to the County Treasurer for collection in the same manner as real estate taxes.

8. Reimbursement.

a. *To the Town.* Within 60 days of the Effective Date, Developer shall reimburse the Town for a proportional cost of improvements previously constructed by the Town that benefit the Property. The amounts shall be as follows:

- i. For connection to the North Water Reclamation Facility Interceptor line constructed by the Town, the amount of reimbursement shall be \$77,080 (\$410 x 188 lots).
- ii. For the connection to the Coal Creek Sanitary Interceptor line constructed by the Town, the amount of reimbursement shall be \$10,340 (\$55 x 188 lots).

b. *To Developer.*

i. Developer may seek reimbursement for the oversize portion of utilities and other infrastructure and a *pro rata* portion of the cost of off-site Improvements required under this Agreement. At the time of final approval of a land use application for properties that use or benefit from the Improvements, the Town may require, as a condition of approval, a proportional reimbursement to Developer. Nothing contained in this Agreement shall operate to create an obligation on the part of the Town to pay or reimburse any costs to Developer in the event such costs are not recovered by the Town as contemplated herein, for any reason, from the properties or property owners that use the Improvements.

ii. Subject to Section 15.j. hereof, the Town shall reimburse Developer for the following: for the portion of the Auburn Drive water line connection installation in Erie Highlands; and for water lines greater than 12 inches in diameter that are required by the Town's Water Master Plan, but that are not needed specifically for the Development. Estimated costs are listed on **Exhibit B** and the reimbursement amount will be based upon actual costs. The

reimbursement shall be made within 30 days of Developer's written request, provided that, if the reimbursement request is not made within 90 days of the Effective Date, Developer's right to reimbursement shall be forever waived.

9. Fees and Dedications.

a. *Open Space Easement.* Developer agrees to record a perpetual open space easement on Tract G within 30 days of the recordation of the Plat.

b. *Park Fees.* Pursuant to Code § 10.6.3.B.7., within 60 days of the Effective Date, in lieu of dedicating land to the Town for a Neighborhood Park, Developer shall pay the Town a Neighborhood Park Land and Development Construction Cost Fee of \$385,589.86 (the "Park Fee").

c. *Median Fees.* In lieu of constructing WCR 5 medians required for the Development, Developer shall pay a fee to the Town of \$120,036.63, which fee shall be paid within 60 days of the Effective Date.

10. Phasing. The Development shall be constructed in phases in accordance with **Exhibit C**, attached hereto and incorporated herein by this reference. The following limitations shall apply to the Phasing Plan:

a. Prior to the issuance of any building permits for each Phase, all of the following Improvements shall be installed and shall have received preliminary approval from the Town for that Phase, which requires a finding by the Town Engineer that such Improvements are safe to be used during construction: streets; street signage; water; wastewater; drainage facilities; and streetlights, provided that such streetlights may be temporary at the time of issuance of building permits for that Phase, but must be permanent prior to issuance of any certificates of occupancy for that Phase.

b. Prior to issuance of any building permits for any residential dwelling units for any Phase the Weld County Road 5 Improvements shall have received Initial Acceptance, including the gas line modifications.

c. Prior to the issuance of any building permits for any lots to be served by the Zone 4 water system, the Zone 4 water system shall be operational and able to serve these lots.

11. Indemnification. Developer hereby agrees to indemnify and hold harmless the Town, its officers, employees, agents or servants from any and all suits, actions and claims of every nature and description caused by, arising from or on account of any act or omission of Developer, or of any other person or entity for whose act or omission Developer is liable, with respect to construction of the Improvements (the "Claims"); and Developer shall pay any and all judgments rendered against the Town as the result of any suit, action or claim, together with all reasonable expenses and attorney fees incurred by the Town in defending any such suit, action or claim arising out of or

related to Claims. In addition, Developer shall pay all property taxes on property underlying the Public Improvements to be dedicated to the Town before acceptance by the Town, and shall indemnify and hold harmless the Town for any such property tax liability.

12. Developer's Representations and Warranties. Developer hereby represents and warrants to the Town that all of the following are true and correct as of the date of signature and the Effective Date: this Agreement has been duly authorized and executed by Developer as the legal, valid and binding obligation of Developer, and is enforceable as to Developer in accordance with its terms; the person executing this Agreement on behalf of Developer is duly authorized and empowered to execute and deliver this Agreement on behalf of Developer; to the best of Developer's knowledge, there is no pending or threatened litigation, administrative proceeding or other proceeding pending or threatened against Developer which, if decided or determined adversely, would have a material adverse effect on the ability of Developer to undertake its obligations under this Agreement nor, to the best of Developer's knowledge, is there any fact or condition of the Property known to Developer that may have a material adverse effect on Developer's ability to develop the Property as contemplated; and neither the execution of this Agreement nor the consummation of the transaction contemplated by this Agreement will constitute a breach under any contract, agreement or obligation to which Developer is a party or by which Developer is bound or affected.

13. Vested Rights. The Final Plat constitutes a site specific development plan as defined in C.R.S. § 24-68-101, *et seq.*, and Chapter 3 of Title 9 of the Erie Municipal Code, and shall create vested property rights for 3 years from the date of approval of the Final Plat, provided that all required procedures are followed. The Final Plat shall include the language required by C.R.S. § 24-68-102(4)(a). Developer shall be responsible for publication of the notice required by C.R.S. § 24-68-103(c).

14. Breach.

a. *Remedies.* If Developer breaches this Agreement, the Town may take such action as permitted or authorized by law, this Agreement or the ordinances of the Town, as the Town deems necessary to protect the public health, safety and welfare. The Town's remedies include without limitation:

- i. The refusal to issue any building permit or certificate of occupancy;
- ii. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;
- iii. A demand that the Improvement Guarantee be paid or honored; or
- iv. Any other remedy available at law or in equity.

b. *Notice.* Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to the Improvement Guarantee, the Town shall provide Developer 30 days' written notice of its intent to take any action under this Section, during which Developer may cure the breach and prevent further action by the Town.

c. *Nature of Remedies.* The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

15. Miscellaneous.

a. *Assignment.* This Agreement shall not be assigned by Developer in whole or in part without the prior written authorization of the Town.

b. *Governing Law and Venue.* The laws of the State of Colorado shall govern this Agreement, and the exclusive venue for any legal proceeding arising out of this Agreement shall be Weld County, Colorado.

c. *No Third-Party Beneficiaries.* There are no intended third-party beneficiaries to this Agreement.

d. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

e. *Governmental Immunity.* Nothing herein shall be construed as a waiver of any protections or immunities the Town or its employees, officials or attorneys may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

f. *No Joint Venture.* Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this Agreement, and the Town shall never be liable or responsible for any debt or obligation of any participant in this Agreement.

g. *Notice.* Notices under this Agreement shall be sufficiently given if sent by regular U.S. mail, postage prepaid, to the address on the first page of this Agreement.

h. *Integration.* This Agreement, together with all exhibits attached hereto, constitutes the entire understanding and agreement of the Parties, integrates all the terms and conditions mentioned herein, and supersedes all negotiations or previous arrangements between the Parties with respect to the subject matter hereof.

Exhibits List

Exhibit A – Legal Description

Exhibit B – Improvements

Exhibit C – Phasing Plan

Exhibit A
Legal Description

Tract A of Sunset Minor Subdivision
A Subdivision located in a portion of the Southeast Quarter of Section 20, Township 1
North,
Range 60 West of the 6th Principle Meridian Town of Erie, County of Weld, State of
Colorado

Exhibit B Improvements

**Exhibit C
Phasing Plan**

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|--|--------|-------|--------------|------------------------|
| WATER | | | | |
| CONNECT TO EXISTING WATER LINE | 2 | EA | \$ 950.00 | \$ 1,900.00 |
| 8" PVC | 2,519 | LF | \$ 28.50 | \$ 71,791.50 |
| 8" HORIZONTAL BENDS | 5 | EA | \$ 425.00 | \$ 2,125.00 |
| 8" VERTICAL LOWERING | 12 | EA | \$ 4,700.00 | \$ 56,400.00 |
| 8" GATE VALVE | 8 | EA | \$ 1,460.00 | \$ 11,680.00 |
| 12" PVC | 3,435 | LF | \$ 40.00 | \$ 137,400.00 |
| 12" HORIZONTAL BENDS | 9 | EA | \$ 825.00 | \$ 7,425.00 |
| 12" GATE VALVE | 6 | EA | \$ 3,000.00 | \$ 18,000.00 |
| 8"X8" CROSS | 1 | EA | \$ 1,250.00 | \$ 1,250.00 |
| 12"X12" TEE | 1 | EA | \$ 1,250.00 | \$ 1,250.00 |
| 12"X8" TEE | 5 | EA | \$ 1,000.00 | \$ 5,000.00 |
| 12"X8" REDUCER | 2 | EA | \$ 850.00 | \$ 1,700.00 |
| AIR VAC ASSEMBLY | 1 | EA | \$ 19,664.00 | \$ 19,664.00 |
| TEMPORARY BLOW-OFF | 3 | EA | \$ 2,500.00 | \$ 7,500.00 |
| FIRE HYDRANT ASSEMBLY | 12 | EA | \$ 5,300.00 | \$ 63,600.00 |
| WATER SERVICES | 89 | EA | \$ 1,230.00 | \$ 109,470.00 |
| TESTING | 1 | LS | \$ 5,353.56 | \$ 5,353.56 |
| IRRIGATION SERVICE | 6 | EA | \$ 3,200.00 | \$ 19,200.00 |
| WATER SUBTOTAL | | | | \$ 540,709.06 |
| SANITARY | | | | |
| CONNECT TO EXISTING SANITARY STUB | 1 | EA | \$ 1,000.00 | \$ 1,000.00 |
| 8" PVC SEWER PIPE | 11,637 | LF | \$ 31.00 | \$ 360,747.00 |
| 4' DIAMETER MANHOLE | 45 | EA | \$ 2,500.00 | \$ 112,500.00 |
| SANITARY SERVICES | 89 | EA | \$ 1,100.00 | \$ 97,900.00 |
| SANITARY SEWER SUBTOTAL | | | | \$ 572,147.00 |
| STREETS | | | | |
| MOUNTABLE CURB AND GUTTER | 9,298 | LF | \$ 15.50 | \$ 144,119.00 |
| 6" VERTICAL CURB AND GUTTER | 5,743 | LF | \$ 14.75 | \$ 84,709.25 |
| CONCRETE SIDEWALK (5') | 56,065 | SF | \$ 4.00 | \$ 224,260.00 |
| CONCRETE SIDEWALK (6') | 13,659 | SF | \$ 4.00 | \$ 54,636.00 |
| CRUSHER FINES TRAIL (4") | 6,779 | SF | \$ 2.50 | \$ 16,947.50 |
| CONCRETE CROSSPAN | 5 | EA | \$ 2,300.00 | \$ 11,500.00 |
| CONCRETE CURB RAMP | 18 | EA | \$ 1,200.00 | \$ 21,600.00 |
| CONCRETE MID BLOCK RAMP | 7 | EA | \$ 850.00 | \$ 5,950.00 |
| 8" AGGREGATE BASE COURSE (LOCAL ROADS) | 22,954 | SY | \$ 8.00 | \$ 183,632.00 |
| 4" HMA (LOCAL ROADS) | 13,965 | SY | \$ 16.00 | \$ 223,440.00 |
| SIGNS | 1 | LS | \$ 6,300.00 | \$ 6,300.00 |
| STRIPING | 1 | LS | \$ 4,000.00 | \$ 4,000.00 |
| STREET LIGHTS | 12 | EA | \$ 2,000.00 | \$ 24,000.00 |
| STREETS SUBTOTAL | | | | \$ 1,005,093.75 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|--------------------------------------|---------|-------|--------------|----------------------|
| STORM DRAINAGE | | | | |
| 18" RCP | 601 | LF | \$ 70.00 | \$ 42,041.30 |
| 24" RCP | 1,862 | LF | \$ 80.00 | \$ 148,960.00 |
| 30" RCP | 1,104 | LF | \$ 110.00 | \$ 121,440.00 |
| 36" RCP | 204 | LF | \$ 130.00 | \$ 26,559.00 |
| 48" RCP | 372 | LF | \$ 220.00 | \$ 81,840.00 |
| 18" FES | 5 | EA | \$ 750.00 | \$ 3,750.00 |
| 24" FES | 1 | EA | \$ 1,250.00 | \$ 1,250.00 |
| 48" FES | 2 | EA | \$ 1,700.00 | \$ 3,400.00 |
| 5' TYPE R INLET | 2 | EA | \$ 4,500.00 | \$ 9,000.00 |
| 10' TYPE R INLET | 6 | EA | \$ 5,000.00 | \$ 30,000.00 |
| 20' TYPE R INLET | 5 | EA | \$ 12,000.00 | \$ 60,000.00 |
| TYPE C AREA INLET | 1 | EA | \$ 3,500.00 | \$ 3,500.00 |
| 4' DIA MANHOLE | 8 | EA | \$ 4,500.00 | \$ 36,000.00 |
| 5' DIA MANHOLE | 8 | EA | \$ 5,000.00 | \$ 40,000.00 |
| 6' DIA MANHOLE | 3 | EA | \$ 6,000.00 | \$ 18,000.00 |
| BOX MANHOLE | 2 | EA | \$ 8,500.00 | \$ 17,000.00 |
| 4" PERFORATED PVC BACK OF CURB DRAIN | 15,041 | LF | \$ 5.40 | \$ 81,221.40 |
| FOREBAY | 3 | EA | \$ 8,500.00 | \$ 25,500.00 |
| WINGWALL | 2 | EA | \$ 8,000.00 | \$ 16,000.00 |
| OVERFLOW WEIR | 1 | EA | \$ 7,500.00 | \$ 7,500.00 |
| TRICKLE CHANNEL | 922 | LF | \$ 5.25 | \$ 4,840.50 |
| RIPRAP | 3,337 | SF | \$ 7.13 | \$ 23,792.81 |
| MAINTENANCE ACCESS | 535 | SY | \$ 4.00 | \$ 2,140.00 |
| OUTLET STRUCTURE | 2 | EA | \$ 25,000.00 | \$ 50,000.00 |
| POND DROP STRUCTURE | 2 | EA | \$ 20,000.00 | \$ 40,000.00 |
| STORM DRAINAGE SUBTOTAL | | | | \$ 893,735.01 |
| COMMON FACILITIES | | | | |
| CANOPY TREES | 138 | EA | \$ 375.00 | \$ 51,562.50 |
| ORNAMENTAL TREES | 53 | EA | \$ 375.00 | \$ 19,875.00 |
| EVERGREEN TREES | 63 | EA | \$ 375.00 | \$ 23,437.50 |
| DECIDUOUS SHRUBS | 834 | EA | \$ 45.00 | \$ 37,530.00 |
| EVERGREEN SHRUBS | 117 | EA | \$ 45.00 | \$ 5,242.50 |
| ORNAMENTAL GRASSES | 1,150 | EA | \$ 18.00 | \$ 20,691.00 |
| PERENNIALS | 133 | EA | \$ 18.00 | \$ 2,394.00 |
| STEEL EDGER | 1,679 | LF | \$ 3.00 | \$ 5,037.00 |
| ROCK MULCH | 14,938 | SF | \$ 2.50 | \$ 37,345.00 |
| SOD | 57,892 | SF | \$ 0.70 | \$ 40,524.40 |
| NATIVE SEED | 143,009 | SF | \$ 0.30 | \$ 42,902.55 |
| COMPOST | 808 | CY | \$ 100.00 | \$ 80,750.00 |
| WEED CONTROL FABRIC | 14,938 | SF | \$ 0.45 | \$ 6,722.10 |
| 8' PRIVACY FENCE | 299 | LF | \$ 12.00 | \$ 3,588.00 |
| 6' PRIVACY FENCE | 751 | LF | \$ 10.00 | \$ 7,505.00 |
| POST AND RAIL FENCE | 2,085 | LF | \$ 8.00 | \$ 16,680.00 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|--|-------|-------|--------------|----------------------|
| ORNAMENTAL METAL FENCE | 128 | LF | \$ 10.00 | \$ 1,275.00 |
| STONE FENCE COLUMNS | 16 | EA | \$ 1,000.00 | \$ 16,000.00 |
| SHELTER | 1 | EA | \$ 35,000.00 | \$ 35,000.00 |
| PICNIC TABLES | 4 | EA | \$ 2,500.00 | \$ 10,000.00 |
| BENCHES | 2 | EA | \$ 1,500.00 | \$ 3,000.00 |
| BBQ GRILL | 2 | EA | \$ 800.00 | \$ 1,600.00 |
| TRASH RECEPTACLE | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| PARK IDENTIFICATION SIGN | 1 | EA | \$ 1,500.00 | \$ 1,500.00 |
| DOG WASTE STATION | 1 | EA | \$ 800.00 | \$ 800.00 |
| BIKE RACK | 2 | EA | \$ 850.00 | \$ 1,700.00 |
| PLAY STRUCTURE | 1 | EA | \$ 40,000.00 | \$ 40,000.00 |
| SPRING RIDER | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| PLAYGROUND RAMP | 1 | EA | \$ 1,000.00 | \$ 1,000.00 |
| PLAYGROUND SURFACING AND DRAINAGE | 1,236 | SF | \$ 15.00 | \$ 18,540.00 |
| PLAYGROUND CURB | 92 | LF | \$ 35.00 | \$ 3,220.00 |
| 6" LANDSCAPE TIMBER STEPS | 33 | EA | \$ 50.00 | \$ 1,650.00 |
| CRUSHER FINES PATH (FOR LABYRINTH & TRAIL) | 1,895 | SF | \$ 4.00 | \$ 7,580.00 |
| PLAY BOULDERS | 23 | EA | \$ 500.00 | \$ 11,500.00 |
| BALANCE LOG | 1 | EA | \$ 1,300.00 | \$ 1,300.00 |
| STEPPING STUMPS | 17 | EA | \$ 350.00 | \$ 5,950.00 |
| CHATTER NOODLES | 2 | EA | \$ 1,750.00 | \$ 3,500.00 |
| CONCRETE PLAZA & WALK | 1,125 | SF | \$ 4.50 | \$ 5,062.50 |
| 10' CONCRETE SIDEWALK (SPINE TRAIL) | 8,320 | SF | \$ 4.00 | \$ 33,280.00 |
| COMMON FACILITIES SUBTOTAL | | | | \$ 609,744.05 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---|--------|-------|--------------|----------------------|
| IRRIGATION SYSTEM | | | | |
| 6" POP-UP SPRAY HEADS | 625 | EA | \$ 38.00 | \$ 23,750.00 |
| 6" POP-UP SPRAY HEAD W/ MP ROTATOR NOZZLE | 45 | EA | \$ 43.00 | \$ 1,913.50 |
| 12" HI-POP SPRAY HEAD | 10 | EA | \$ 45.00 | \$ 427.50 |
| 12" HI-POP SPRAY HEAD W/ MP ROTATOR NOZZLE | 104 | EA | \$ 50.00 | \$ 5,200.00 |
| 6" GEAR DRIVEN ROTOR (HUNTER I-20 ROTOR) | 9 | EA | \$ 50.00 | \$ 450.00 |
| 12" HI-POP GEAR DRIVEN ROTOR (HUNTER I-20-12 ROTOR) | 139 | EA | \$ 65.00 | \$ 9,035.00 |
| 1" ELECTRIC CONTROL VALVE | 37 | EA | \$ 660.00 | \$ 24,420.00 |
| 1-1/2" ELECTRIC CONTROL VALVE | 26 | EA | \$ 710.00 | \$ 18,105.00 |
| 1-1/2" GATE VALVE | 2 | EA | \$ 125.00 | \$ 187.50 |
| 2" GATE VALVE | 3 | EA | \$ 280.00 | \$ 700.00 |
| 3" GATE VALVE | 6 | EA | \$ 450.00 | \$ 2,475.00 |
| 1" MASTER VALVE | 1 | EA | \$ 480.00 | \$ 480.00 |
| 1-1/2" MASTER VALVE | 1 | EA | \$ 520.00 | \$ 520.00 |
| 1" FLOW SENSOR | 1 | EA | \$ 1,000.00 | \$ 1,000.00 |
| 1-1/2" FLOW SENSOR | 1 | EA | \$ 1,150.00 | \$ 1,150.00 |
| MANUAL DRAIN VALVE | 2 | EA | \$ 375.00 | \$ 750.00 |
| QUICK COUPLING VALVE | 12 | EA | \$ 270.00 | \$ 3,240.00 |
| IRRIGATION CONTROLLER (INCL. ELECTRICAL) | 2 | EA | \$ 12,000.00 | \$ 24,000.00 |
| RAIN/FREEZE SENSOR - POLE MOUNT | 2 | EA | \$ 350.00 | \$ 700.00 |
| TWO-WIRE CABLE | 3,725 | LF | \$ 1.25 | \$ 4,656.25 |
| TWO-WIRE SURGE ARRESTOR | 14 | EA | \$ 440.00 | \$ 6,160.00 |
| 1" PVC LATERAL PIPING | 11,760 | LF | \$ 2.20 | \$ 25,872.00 |
| 1-1/2" PVC LATERAL PIPING | 1,335 | LF | \$ 3.20 | \$ 4,272.00 |
| 2" PVC LATERAL PIPING | 360 | LF | \$ 4.50 | \$ 1,620.00 |
| 1-1/2" PVC MAINLINE | 115 | LF | \$ 5.00 | \$ 575.00 |
| 2" PVC MAINLINE | 1,413 | LF | \$ 6.00 | \$ 8,475.00 |
| 2-1/2" PVC MAINLINE | 220 | LF | \$ 8.00 | \$ 1,760.00 |
| 3" PVC MAINLINE | 1,705 | LF | \$ 15.00 | \$ 25,575.00 |
| 2" PVC SLEEVE | 295 | LF | \$ 5.00 | \$ 1,475.00 |
| 4" PVC SLEEVE | 320 | LF | \$ 10.00 | \$ 3,200.00 |
| 6" PVC SLEEVE | 180 | LF | \$ 15.00 | \$ 2,700.00 |
| 3/4" K COPPER PIPING | 50 | LF | \$ 10.00 | \$ 500.00 |
| 1" K COPPER PIPING | 25 | LF | \$ 20.00 | \$ 500.00 |
| 1-1/2" K COPPER PIPING | 25 | LF | \$ 30.00 | \$ 750.00 |
| 3/4" BACKFLOW PREVENTER | 1 | EA | \$ 1,500.00 | \$ 750.00 |
| 1" BACKFLOW PREVENTER | 1 | EA | \$ 1,900.00 | \$ 950.00 |
| 1-1/2" BACKFLOW PREVENTER | 1 | EA | \$ 2,600.00 | \$ 2,600.00 |
| 3/4" POLY DRIP TUBING | 5,415 | LF | \$ 1.40 | \$ 7,581.00 |
| DRIP EMITTERS | 3,184 | EA | \$ 2.70 | \$ 8,595.45 |
| IRRIGATION SYSTEM SUBTOTAL | | | | \$ 227,070.20 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---|--------|-------|-------------|------------------------|
| EROSION CONTROL | | | | |
| SILT FENCE | 10,032 | LF | \$ 1.10 | \$ 11,035.20 |
| ROUGH CUT STREET CONTROL | 46 | EA | \$ 100.00 | \$ 4,600.00 |
| INLET/OUTLET PROTECTION | 20 | EA | \$ 300.00 | \$ 6,000.00 |
| SEEDING AND MULCH | 45 | AC | \$ 850.00 | \$ 38,097.00 |
| EROSION CONTROL SUBTOTAL | | | | \$ 59,732.20 |
| | | | | |
| 16" PVC | 20 | LF | \$ 65.00 | \$ 1,300.00 |
| 16"X12" REDUCER | 1 | EA | \$ 1,200.00 | \$ 1,200.00 |
| TESTING | 1 | LS | \$ 37.00 | \$ 37.00 |
| 16" WATER SUBTOTAL | | | | \$ 2,537.00 |
| | | | | |
| TOTAL | | | | \$ 3,910,768.27 |
| (EXCLUDES COUNTY ROAD 5 AND 12" WATER LINE) | | | | |
| CONTINGENCY (15%) | | | | \$ 586,615.24 |
| TOTAL WITH CONTINGENCY | | | | \$ 4,497,383.50 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---|--------|-------|--------------|----------------------|
| WELD COUNTY ROAD 5 (FUTURE IMPROVEMENTS) | | | | |
| DEMOLITION (ASPHALT) | 3,070 | SY | \$ 10.00 | \$ 30,700.00 |
| TRAFFIC CONTROL | 1 | LS | \$ 45,000.00 | \$ 45,000.00 |
| MEDIAN STAMPED CONCRETE | 1,508 | SF | \$ 30.00 | \$ 45,240.00 |
| MEDIAN LANDSCAPING (Xeric) | 20,128 | SF | \$ 3.00 | \$ 60,384.00 |
| 6" VERTICAL CURB AND GUTTER (SPILL) | 3,983 | LF | \$ 14.75 | \$ 58,749.25 |
| ROADWAY SUBTOTAL | | | | \$ 240,073.25 |
| 12" PVC | 20 | LF | \$ 40.00 | \$ 800.00 |
| 16"X12" REDUCER | 1 | EA | \$ 1,200.00 | \$ 1,200.00 |
| TESTING | 1 | LS | \$ 30.00 | \$ 30.00 |
| 12" WATER SUBTOTAL | | | | \$ 2,030.00 |
| DIFFERENCE BETWEEN 16" & 12" WATER | | | | \$ 507.00 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1A
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|--|--------|-------|-------------|----------------------|
| WATER | | | | |
| 8" PVC | 685 | LF | \$ 28.50 | \$ 19,522.50 |
| 8" HORIZONTAL BENDS | 2 | EA | \$ 425.00 | \$ 850.00 |
| 8" GATE VALVE | 2 | EA | \$ 1,460.00 | \$ 2,920.00 |
| 12" PVC | 1,615 | LF | \$ 40.00 | \$ 64,600.00 |
| 12" HORIZONTAL BENDS | 6 | EA | \$ 825.00 | \$ 4,950.00 |
| 12" GATE VALVE | 4 | EA | \$ 3,000.00 | \$ 12,000.00 |
| 12"X12" TEE | 3 | EA | \$ 1,250.00 | \$ 3,750.00 |
| 12"X8" REDUCER | 3 | EA | \$ 850.00 | \$ 2,550.00 |
| FIRE HYDRANT ASSEMBLY | 4 | EA | \$ 5,300.00 | \$ 21,200.00 |
| WATER SERVICES | 39 | EA | \$ 1,230.00 | \$ 47,970.00 |
| TESTING | 1 | LS | \$ 1,867.13 | \$ 1,867.13 |
| IRRIGATION SERVICE | 2 | EA | \$ 3,200.00 | \$ 6,400.00 |
| WATER SUBTOTAL | | | | \$ 188,579.63 |
| SANITARY | | | | |
| 8" PVC SEWER PIPE | 1,388 | LF | \$ 31.00 | \$ 43,028.00 |
| 4' DIAMETER MANHOLE | 9 | EA | \$ 2,500.00 | \$ 22,500.00 |
| SANITARY SERVICES | 39 | EA | \$ 1,100.00 | \$ 42,900.00 |
| SANITARY SEWER SUBTOTAL | | | | \$ 108,428.00 |
| STREETS | | | | |
| MOUNTABLE CURB AND GUTTER | 2,378 | LF | \$ 15.50 | \$ 36,859.00 |
| 6" VERTICAL CURB AND GUTTER | 4,180 | LF | \$ 14.75 | \$ 61,655.00 |
| CONCRETE SIDEWALK (5') | 20,770 | SF | \$ 4.00 | \$ 83,080.00 |
| CONCRETE SIDEWALK (6') | 2,118 | SF | \$ 4.00 | \$ 8,472.00 |
| CONCRETE SIDEWALK (8') | 6,240 | SF | \$ 4.00 | \$ 24,960.00 |
| CONCRETE CROSSPAN | 2 | EA | \$ 2,300.00 | \$ 4,600.00 |
| CONCRETE CURB RAMP | 10 | EA | \$ 1,200.00 | \$ 12,000.00 |
| CONCRETE MID BLOCK RAMP | 3 | EA | \$ 850.00 | \$ 2,550.00 |
| 8" AGGREGATE BASE COURSE (LOCAL ROADS) | 18,256 | SY | \$ 8.00 | \$ 146,048.00 |
| 4" HMA (LOCAL ROADS) | 16,039 | SY | \$ 16.00 | \$ 256,624.00 |
| SIGNS | 1 | LS | \$ 9,450.00 | \$ 9,450.00 |
| STRIPING | 1 | LS | \$ 6,000.00 | \$ 6,000.00 |
| STREET LIGHTS | 18 | EA | \$ 2,000.00 | \$ 36,000.00 |
| STREETS SUBTOTAL | | | | \$ 688,298.00 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1A
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|--------------------------------------|---------|-------|-------------|----------------------|
| STORM DRAINAGE | | | | |
| 18" RCP | 993 | LF | \$ 70.00 | \$ 69,510.00 |
| 18" FES | 2 | EA | \$ 750.00 | \$ 1,500.00 |
| 10' TYPE R INLET | 1 | EA | \$ 5,000.00 | \$ 5,000.00 |
| TYPE C AREA INLET | 1 | EA | \$ 3,500.00 | \$ 3,500.00 |
| 4' DIA MANHOLE | 5 | EA | \$ 4,500.00 | \$ 22,500.00 |
| 4" PERFORATED PVC BACK OF CURB DRAIN | 6,558 | LF | \$ 5.40 | \$ 35,413.20 |
| STORM DRAINAGE SUBTOTAL | | | | \$ 137,423.20 |
| COMMON FACILITIES | | | | |
| CANOPY TREES | 138 | EA | \$ 375.00 | \$ 51,562.50 |
| ORNAMENTAL TREES | 53 | EA | \$ 375.00 | \$ 19,875.00 |
| EVERGREEN TREES | 63 | EA | \$ 375.00 | \$ 23,437.50 |
| DECIDUOUS SHRUBS | 834 | EA | \$ 45.00 | \$ 37,530.00 |
| EVERGREEN SHRUBS | 117 | EA | \$ 45.00 | \$ 5,242.50 |
| ORNAMENTAL GRASSES | 1,150 | EA | \$ 18.00 | \$ 20,691.00 |
| PERENNIALS | 133 | EA | \$ 18.00 | \$ 2,394.00 |
| STEEL EDGER | 1,679 | LF | \$ 3.00 | \$ 5,037.00 |
| ROCK MULCH | 14,938 | SF | \$ 2.50 | \$ 37,345.00 |
| SOD | 57,892 | SF | \$ 0.70 | \$ 40,524.40 |
| NATIVE SEED | 143,009 | SF | \$ 0.30 | \$ 42,902.55 |
| COMPOST | 808 | CY | \$ 100.00 | \$ 80,750.00 |
| WEED CONTROL FABRIC | 14,938 | SF | \$ 0.45 | \$ 6,722.10 |
| 8' PRIVACY FENCE | 299 | LF | \$ 12.00 | \$ 3,588.00 |
| 6' PRIVACY FENCE | 751 | LF | \$ 10.00 | \$ 7,505.00 |
| POST AND RAIL FENCE | 2,085 | LF | \$ 8.00 | \$ 16,680.00 |
| ORNAMENTAL METAL FENCE | 128 | LF | \$ 10.00 | \$ 1,275.00 |
| STONE FENCE COLUMNS | 16 | EA | \$ 1,000.00 | \$ 16,000.00 |
| 10' CONCRETE SIDEWALK (SPINE TRAIL) | 8,320 | SF | \$ 4.00 | \$ 33,280.00 |
| COMMON FACILITIES SUBTOTAL | | | | \$ 452,341.55 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1A
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---|--------|-------|--------------|----------------------|
| IRRIGATION SYSTEM | | | | |
| 6" POP-UP SPRAY HEADS | 625 | EA | \$ 38.00 | \$ 23,750.00 |
| 6" POP-UP SPRAY HEAD W/ MP ROTATOR NOZZLE | 45 | EA | \$ 43.00 | \$ 1,913.50 |
| 12" HI-POP SPRAY HEAD | 10 | EA | \$ 45.00 | \$ 427.50 |
| 12" HI-POP SPRAY HEAD W/ MP ROTATOR NOZZLE | 104 | EA | \$ 50.00 | \$ 5,200.00 |
| 6" GEAR DRIVEN ROTOR (HUNTER I-20 ROTOR) | 9 | EA | \$ 50.00 | \$ 450.00 |
| 12" HI-POP GEAR DRIVEN ROTOR (HUNTER I-20-12 ROTOR) | 139 | EA | \$ 65.00 | \$ 9,035.00 |
| 1" ELECTRIC CONTROL VALVE | 37 | EA | \$ 660.00 | \$ 24,420.00 |
| 1-1/2" ELECTRIC CONTROL VALVE | 26 | EA | \$ 710.00 | \$ 18,105.00 |
| 1-1/2" GATE VALVE | 2 | EA | \$ 125.00 | \$ 187.50 |
| 2" GATE VALVE | 3 | EA | \$ 280.00 | \$ 700.00 |
| 3" GATE VALVE | 6 | EA | \$ 450.00 | \$ 2,475.00 |
| 1" MASTER VALVE | 1 | EA | \$ 480.00 | \$ 480.00 |
| 1-1/2" MASTER VALVE | 1 | EA | \$ 520.00 | \$ 520.00 |
| 1" FLOW SENSOR | 1 | EA | \$ 1,000.00 | \$ 1,000.00 |
| 1-1/2" FLOW SENSOR | 1 | EA | \$ 1,150.00 | \$ 1,150.00 |
| MANUAL DRAIN VALVE | 2 | EA | \$ 375.00 | \$ 750.00 |
| QUICK COUPLING VALVE | 12 | EA | \$ 270.00 | \$ 3,240.00 |
| IRRIGATION CONTROLLER (INCL. ELECTRICAL) | 2 | EA | \$ 12,000.00 | \$ 24,000.00 |
| RAIN/FREEZE SENSOR - POLE MOUNT | 2 | EA | \$ 350.00 | \$ 700.00 |
| TWO-WIRE CABLE | 3,725 | LF | \$ 1.25 | \$ 4,656.25 |
| TWO-WIRE SURGE ARRESTOR | 14 | EA | \$ 440.00 | \$ 6,160.00 |
| 1" PVC LATERAL PIPING | 11,760 | LF | \$ 2.20 | \$ 25,872.00 |
| 1-1/2" PVC LATERAL PIPING | 1,335 | LF | \$ 3.20 | \$ 4,272.00 |
| 2" PVC LATERAL PIPING | 360 | LF | \$ 4.50 | \$ 1,620.00 |
| 1-1/2" PVC MAINLINE | 115 | LF | \$ 5.00 | \$ 575.00 |
| 2" PVC MAINLINE | 1,413 | LF | \$ 6.00 | \$ 8,475.00 |
| 2-1/2" PVC MAINLINE | 220 | LF | \$ 8.00 | \$ 1,760.00 |
| 3" PVC MAINLINE | 1,705 | LF | \$ 15.00 | \$ 25,575.00 |
| 2" PVC SLEEVE | 295 | LF | \$ 5.00 | \$ 1,475.00 |
| 4" PVC SLEEVE | 320 | LF | \$ 10.00 | \$ 3,200.00 |
| 6" PVC SLEEVE | 180 | LF | \$ 15.00 | \$ 2,700.00 |
| 3/4" K COPPER PIPING | 50 | LF | \$ 10.00 | \$ 500.00 |
| 1" K COPPER PIPING | 25 | LF | \$ 20.00 | \$ 500.00 |
| 1-1/2" K COPPER PIPING | 25 | LF | \$ 30.00 | \$ 750.00 |
| 3/4" BACKFLOW PREVENTER | 1 | EA | \$ 1,500.00 | \$ 750.00 |
| 1" BACKFLOW PREVENTER | 1 | EA | \$ 1,900.00 | \$ 950.00 |
| 1-1/2" BACKFLOW PREVENTER | 1 | EA | \$ 2,600.00 | \$ 2,600.00 |
| 3/4" POLY DRIP TUBING | 5,415 | LF | \$ 1.40 | \$ 7,581.00 |
| DRIP EMITTERS | 3,184 | EA | \$ 2.70 | \$ 8,595.45 |
| IRRIGATION SYSTEM SUBTOTAL | | | | \$ 227,070.20 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1A
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---------------------------------|-------|-------|-------------|------------------------|
| EROSION CONTROL | | | | |
| SILT FENCE | 4,606 | LF | \$ 1.10 | \$ 5,066.60 |
| ROUGH CUT STREET CONTROL | 4 | EA | \$ 100.00 | \$ 400.00 |
| INLET/OUTLET PROTECTION | 1 | EA | \$ 300.00 | \$ 300.00 |
| CONCRETE WASHOUT AREA | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| VEHICLE TRACKING PAD | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| SEEDING AND MULCH | 1 | AC | \$ 850.00 | \$ 1,003.00 |
| EROSION CONTROL SUBTOTAL | | | | \$ 11,769.60 |
| | | | | |
| CONNECT TO EXISTING WATER LINE | 1 | EA | \$ 950.00 | \$ 950.00 |
| 16" PVC | 962 | LF | \$ 65.00 | \$ 62,530.00 |
| 16" HORIZONTAL BENDS | 3 | EA | \$ 1,500.00 | \$ 4,500.00 |
| TESTING | 1 | LS | \$ 1,019.00 | \$ 1,019.00 |
| 16" WATER SUBTOTAL | | | | \$ 68,999.00 |
| | | | | |
| TOTAL | | | | \$ 1,882,909.18 |
| | | | | |
| CONTINGENCY (15%) | | | | \$ 282,436.38 |
| | | | | |
| TOTAL WITH CONTINGENCY | | | | \$ 2,165,345.55 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 1A
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---|--------|-------|--------------|----------------------|
| WELD COUNTY ROAD 5 (FUTURE IMPROVEMENTS) | | | | |
| DEMOLITION (ASPHALT) | 3,070 | SY | \$ 10.00 | \$ 30,700.00 |
| TRAFFIC CONTROL | 1 | LS | \$ 45,000.00 | \$ 45,000.00 |
| MEDIAN STAMPED CONCRETE | 1,508 | SF | \$ 30.00 | \$ 45,240.00 |
| MEDIAN LANDSCAPING (Xeric) | 20,128 | SF | \$ 3.00 | \$ 60,384.00 |
| 6" VERTICAL CURB AND GUTTER (SPILL) | 3,983 | LF | \$ 14.75 | \$ 58,749.25 |
| ROADWAY SUBTOTAL | | | | \$ 240,073.25 |
| | | | | |
| CONNECT TO EXISTING WATER LINE (CR5) | 1 | EA | \$ 950.00 | \$ 950.00 |
| 12" PVC | 962 | LF | \$ 40.00 | \$ 38,480.00 |
| 12" HORIZONTAL BENDS | 3 | EA | \$ 825.00 | \$ 2,475.00 |
| TESTING | 1 | LS | \$ 628.00 | \$ 628.00 |
| 12" WATER SUBTOTAL | | | | \$ 42,533.00 |
| DIFFERENCE BETWEEN 16" & 12" WATER | | | | \$ 26,466.00 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 2
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|--|--------|-------|--------------|----------------------|
| WATER | | | | |
| 8" PVC | 4,368 | LF | \$ 28.50 | \$ 124,488.00 |
| 8" HORIZONTAL BENDS | 23 | EA | \$ 425.00 | \$ 9,775.00 |
| 8" VERTICAL LOWERING | 6 | EA | \$ 4,700.00 | \$ 28,200.00 |
| 8" GATE VALVE | 10 | EA | \$ 1,460.00 | \$ 14,600.00 |
| 8"X8" CROSS | 1 | EA | \$ 1,250.00 | \$ 1,250.00 |
| AIR VAC ASSEMBLY | 1 | EA | \$ 12,000.00 | \$ 12,000.00 |
| TEMPORARY BLOW-OFF | 1 | EA | \$ 2,500.00 | \$ 2,500.00 |
| FIRE HYDRANT ASSEMBLY | 7 | EA | \$ 5,300.00 | \$ 37,100.00 |
| WATER SERVICES | 60 | EA | \$ 1,230.00 | \$ 73,800.00 |
| WATER SUBTOTAL | | | | \$ 303,713.00 |
| SANITARY | | | | |
| 8" PVC SEWER PIPE | 3,996 | LF | \$ 31.00 | \$ 123,876.00 |
| 4' DIAMETER MANHOLE | 23 | EA | \$ 2,500.00 | \$ 57,500.00 |
| SANITARY SERVICES | 60 | EA | \$ 1,100.00 | \$ 66,000.00 |
| SANITARY SEWER SUBTOTAL | | | | \$ 247,376.00 |
| STREETS | | | | |
| MOUNTABLE CURB AND GUTTER | 4,178 | LF | \$ 15.50 | \$ 64,759.00 |
| 6" VERTICAL CURB AND GUTTER | 3,764 | LF | \$ 14.75 | \$ 55,519.00 |
| CONCRETE SIDEWALK (5') | 21,560 | SF | \$ 4.00 | \$ 86,240.00 |
| CONCRETE SIDEWALK (6') | 798 | SF | \$ 4.00 | \$ 3,192.00 |
| CONCRETE SIDEWALK (8') | 10,960 | SF | \$ 4.00 | \$ 43,840.00 |
| CONCRETE CURB RAMP | 4 | EA | \$ 1,200.00 | \$ 4,800.00 |
| CONCRETE MID BLOCK RAMP | 4 | EA | \$ 850.00 | \$ 3,400.00 |
| 8" AGGREGATE BASE COURSE (LOCAL ROADS) | 14,144 | SY | \$ 8.00 | \$ 113,152.00 |
| 4" HMA (LOCAL ROADS) | 11,931 | SY | \$ 16.00 | \$ 190,896.00 |
| SIGNS | 1 | LS | \$ 3,600.00 | \$ 3,600.00 |
| STRIPING | 1 | LS | \$ 5,000.00 | \$ 5,000.00 |
| STREET LIGHTS | 8 | EA | \$ 2,000.00 | \$ 16,000.00 |
| STREETS SUBTOTAL | | | | \$ 590,398.00 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 2
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|--------------------------------------|---------|-------|--------------|----------------------|
| STORM DRAINAGE | | | | |
| 18" RCP | 942 | LF | \$ 70.00 | \$ 65,940.00 |
| 24" RCP | 487 | LF | \$ 80.00 | \$ 38,960.00 |
| 30" RCP | 522 | LF | \$ 110.00 | \$ 57,420.00 |
| 42" RCP | 90 | LF | \$ 160.00 | \$ 14,400.00 |
| 48" RCP | 45 | LF | \$ 220.00 | \$ 9,900.00 |
| 18" FES | 3 | EA | \$ 750.00 | \$ 2,250.00 |
| 5' TYPE R INLET | 2 | EA | \$ 4,500.00 | \$ 9,000.00 |
| 10' TYPE R INLET | 1 | EA | \$ 5,000.00 | \$ 5,000.00 |
| 15' TYPE R INLET | 2 | EA | \$ 7,500.00 | \$ 15,000.00 |
| 20' TYPE R INLET | 2 | EA | \$ 12,000.00 | \$ 24,000.00 |
| 4' DIA MANHOLE | 4 | EA | \$ 4,500.00 | \$ 18,000.00 |
| 5' DIA MANHOLE | 4 | EA | \$ 5,000.00 | \$ 20,000.00 |
| 6' DIA MANHOLE | 1 | EA | \$ 6,000.00 | \$ 6,000.00 |
| BOX MANHOLE | 1 | EA | \$ 8,500.00 | \$ 8,500.00 |
| 4" PERFORATED PVC BACK OF CURB DRAIN | 7,942 | LF | \$ 5.40 | \$ 42,886.80 |
| HEADWALL | 1 | EA | \$ 8,000.00 | \$ 8,000.00 |
| RIPRAP | 240 | SF | \$ 7.13 | \$ 1,711.20 |
| STORM DRAINAGE SUBTOTAL | | | | \$ 346,968.00 |
| COMMON FACILITIES | | | | |
| CANOPY TREES | 119 | EA | \$ 375.00 | \$ 44,625.00 |
| ORNAMENTAL TREES | 53 | EA | \$ 375.00 | \$ 19,875.00 |
| EVERGREEN TREES | 28 | EA | \$ 375.00 | \$ 10,500.00 |
| DECIDUOUS SHRUBS | 1,003 | EA | \$ 45.00 | \$ 45,135.00 |
| EVERGREEN SHRUBS | 164 | EA | \$ 45.00 | \$ 7,380.00 |
| ORNAMENTAL GRASSES | 193 | EA | \$ 18.00 | \$ 3,474.00 |
| STEEL EDGER | 4,792 | LF | \$ 3.00 | \$ 14,376.00 |
| ROCK MULCH | 23,748 | SF | \$ 2.50 | \$ 59,370.00 |
| SOD | 124,428 | SF | \$ 0.70 | \$ 87,099.60 |
| NATIVE SEED | 187,713 | SF | \$ 0.30 | \$ 56,313.90 |
| COMPOST | 1,275 | CY | \$ 100.00 | \$ 127,500.00 |
| WEED CONTROL FABRIC | 23,748 | SF | \$ 0.45 | \$ 10,686.60 |
| 6' PRIVACY FENCE | 65 | LF | \$ 10.00 | \$ 650.00 |
| POST AND RAIL FENCE | 6,465 | LF | \$ 8.00 | \$ 51,720.00 |
| COMMON FACILITIES SUBTOTAL | | | | \$ 538,705.10 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 2
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---|-------|-------|--------------|----------------------|
| IRRIGATION SYSTEM | | | | |
| 6" POP-UP SPRAY HEADS | 425 | EA | \$ 38.00 | \$ 16,150.00 |
| 12" HI-POP SPRAY HEAD | 151 | EA | \$ 45.00 | \$ 6,795.00 |
| 12" HI-POP SPRAY HEAD W/ MP ROTATOR NOZZLE | 3 | EA | \$ 50.00 | \$ 150.00 |
| 6" GEAR DRIVEN ROTOR (HUNTER I-20 ROTOR) | 67 | EA | \$ 50.00 | \$ 3,350.00 |
| 12" HI-POP GEAR DRIVEN ROTOR (HUNTER I-20-12 ROTOR) | 151 | EA | \$ 65.00 | \$ 9,815.00 |
| 1" ELECTRIC CONTROL VALVE | 20 | EA | \$ 660.00 | \$ 13,200.00 |
| 1-1/2" ELECTRIC CONTROL VALVE | 30 | EA | \$ 710.00 | \$ 21,300.00 |
| 2" GATE VALVE | 5 | EA | \$ 280.00 | \$ 1,400.00 |
| 2-1/2" GATE VALVE | 3 | EA | \$ 400.00 | \$ 1,200.00 |
| 3" GATE VALVE | 1 | EA | \$ 450.00 | \$ 450.00 |
| 4" GATE VALVE | 2 | EA | \$ 575.00 | \$ 1,150.00 |
| 1" MASTER VALVE | 1 | EA | \$ 480.00 | \$ 480.00 |
| 2" MASTER VALVE | 2 | EA | \$ 600.00 | \$ 1,200.00 |
| 1" FLOW SENSOR | 1 | EA | \$ 1,000.00 | \$ 1,000.00 |
| 2" FLOW SENSOR | 2 | EA | \$ 1,250.00 | \$ 2,500.00 |
| MANUAL DRAIN VALVE | 3 | EA | \$ 375.00 | \$ 1,125.00 |
| QUICK COUPLING VALVE | 16 | EA | \$ 270.00 | \$ 4,320.00 |
| IRRIGATION CONTROLLER (INCL. ELECTRICAL) | 2 | EA | \$ 12,000.00 | \$ 24,000.00 |
| RAIN/FREEZE SENSOR - POLE MOUNT | 2 | EA | \$ 350.00 | \$ 700.00 |
| TWO-WIRE CABLE | 3,840 | LF | \$ 1.25 | \$ 4,800.00 |
| TWO-WIRE SURGE ARRESTOR | 16 | EA | \$ 440.00 | \$ 7,040.00 |
| 1" PVC LATERAL PIPING | 8,370 | LF | \$ 2.20 | \$ 18,414.00 |
| 1-1/2" PVC LATERAL PIPING | 1,730 | LF | \$ 3.20 | \$ 5,536.00 |
| 2" PVC LATERAL PIPING | 300 | LF | \$ 4.50 | \$ 1,350.00 |
| 1-1/2" PVC MAINLINE | 30 | LF | \$ 5.00 | \$ 150.00 |
| 2" PVC MAINLINE | 710 | LF | \$ 6.00 | \$ 4,260.00 |
| 2-1/2" PVC MAINLINE | 1,730 | LF | \$ 8.00 | \$ 13,840.00 |
| 3" PVC MAINLINE | 830 | LF | \$ 15.00 | \$ 12,450.00 |
| 4" PVC MAINLINE | 610 | LF | \$ 18.00 | \$ 10,980.00 |
| 2" PVC SLEEVE | 315 | LF | \$ 5.00 | \$ 1,575.00 |
| 4" PVC SLEEVE | 155 | LF | \$ 10.00 | \$ 1,550.00 |
| 6" PVC SLEEVE | 35 | LF | \$ 15.00 | \$ 525.00 |
| 8" PVC SLEEVE | 65 | LF | \$ 20.00 | \$ 1,300.00 |
| 3/4" K COPPER PIPING | 30 | LF | \$ 10.00 | \$ 300.00 |
| 2" K COPPER PIPING | 75 | LF | \$ 40.00 | \$ 3,000.00 |
| 3/4" BACKFLOW PREVENTER | 1 | EA | \$ 1,500.00 | \$ 1,500.00 |
| 2" BACKFLOW PREVENTER | 2 | EA | \$ 1,750.00 | \$ 3,500.00 |
| 1" DRIP VALVE ASSEMBLY | 12 | EA | \$ 42.00 | \$ 504.00 |
| 3/4" POLY DRIP TUBING | 4,080 | LF | \$ 1.40 | \$ 5,712.00 |
| DRIP EMITTERS | 2,527 | EA | \$ 2.70 | \$ 6,822.90 |
| IRRIGATION SYSTEM SUBTOTAL | | | | \$ 215,393.90 |

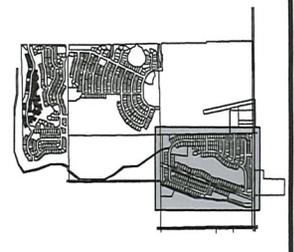
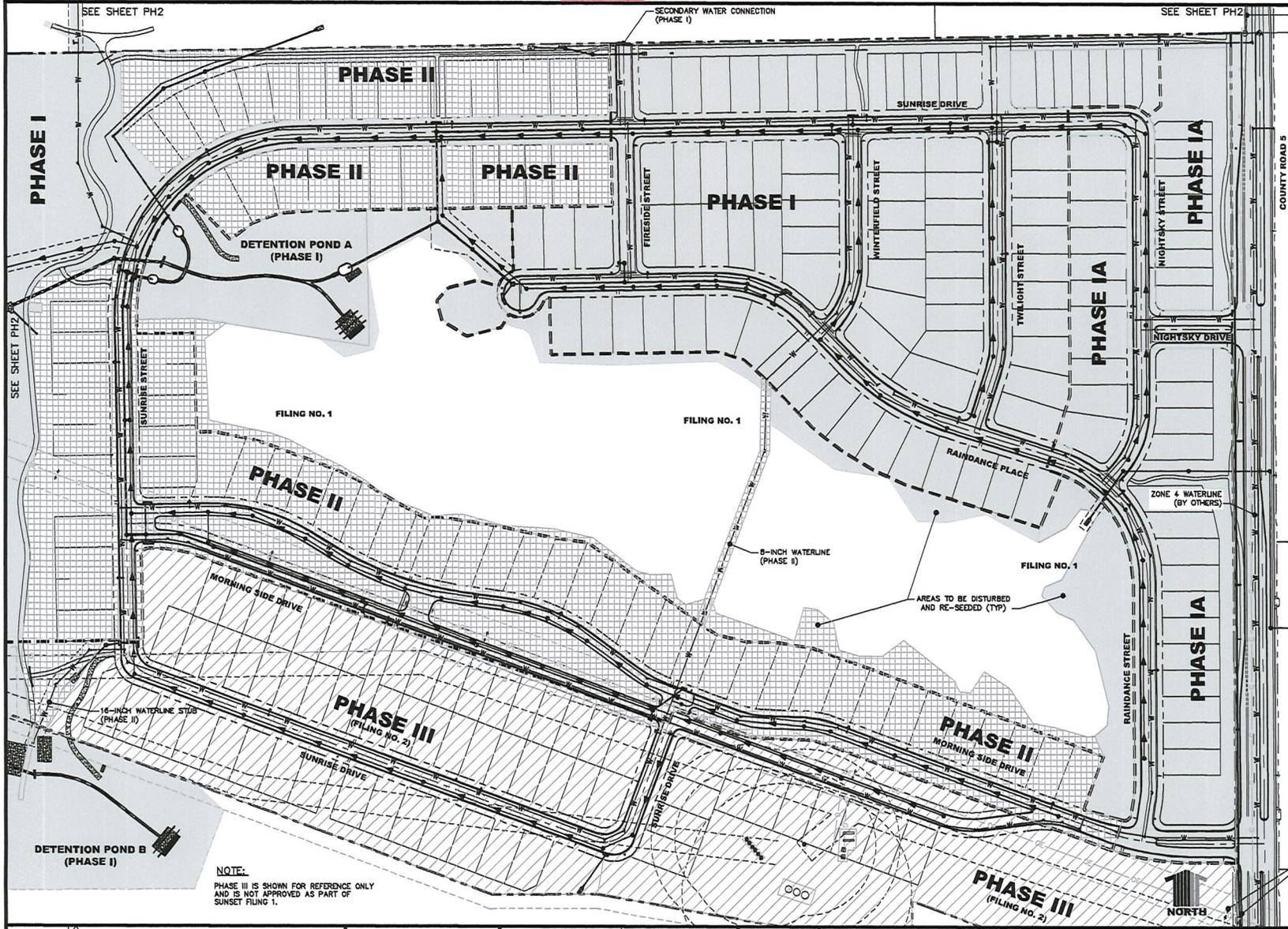
EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 2
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---|-------|-------|-------------|------------------------|
| EROSION CONTROL | | | | |
| SILT FENCE | 3,572 | LF | \$ 1.10 | \$ 3,929.20 |
| ROUGH CUT STREET CONTROL | 24 | EA | \$ 100.00 | \$ 2,400.00 |
| INLET/OUTLET PROTECTION | 14 | EA | \$ 300.00 | \$ 4,200.00 |
| SEEDING AND MULCH | 19 | AC | \$ 850.00 | \$ 16,150.00 |
| EROSION CONTROL SUBTOTAL | | | | \$ 26,679.20 |
| | | | | |
| 16" PVC | 1,170 | LF | \$ 65.00 | \$ 76,050.00 |
| 16" HORIZONTAL BENDS | 4 | EA | \$ 1,500.00 | \$ 6,000.00 |
| 16"X8" REDUCER | 2 | EA | \$ 1,000.00 | \$ 2,000.00 |
| TESTING | 1 | LS | \$ 1,260.00 | \$ 1,260.00 |
| 16" WATER SUBTOTAL | | | | \$ 85,310.00 |
| | | | | |
| TOTAL | | | | \$ 2,354,543.20 |
| (EXCLUDES COUNTY ROAD 5 AND 12" WATER LINE) | | | | |
| | | | | |
| CONTINGENCY (15%) | | | | \$ 353,181.48 |
| | | | | |
| TOTAL WITH CONTINGENCY | | | | \$ 2,707,724.68 |

EXHIBIT B
ENGINEER'S PROJECTION OF PROBABLE COSTS
SUNSET - FILING 1 PHASE 2
NOVEMBER 15, 2021

| DESCRIPTION | QTY | UNITS | UNIT PRICE | TOTAL |
|---|--------|-------|--------------|----------------------|
| WELD COUNTY ROAD 5 (FUTURE IMPROVEMENTS) | | | | |
| DEMOLITION (ASPHALT) | 3,070 | SY | \$ 10.00 | \$ 30,700.00 |
| TRAFFIC CONTROL | 1 | LS | \$ 45,000.00 | \$ 45,000.00 |
| MEDIAN STAMPED CONCRETE | 1,508 | SF | \$ 30.00 | \$ 45,240.00 |
| MEDIAN LANDSCAPING (Xeric) | 20,128 | SF | \$ 3.00 | \$ 60,384.00 |
| 6" VERTICAL CURB AND GUTTER (SPILL) | 3,983 | LF | \$ 14.75 | \$ 58,749.25 |
| ROADWAY SUBTOTAL | | | | \$ 240,073.25 |
| 12" PVC | 1,170 | LF | \$ 40.00 | \$ 46,800.00 |
| 12" HORIZONTAL BENDS | 4 | EA | \$ 825.00 | \$ 3,300.00 |
| 12"X8" REDUCER | 2 | EA | \$ 850.00 | \$ 1,700.00 |
| TESTING | 1 | LS | \$ 777.00 | \$ 777.00 |
| 12" WATER SUBTOTAL | | | | \$ 52,577.00 |
| DIFFERENCE BETWEEN 16" & 12" WATER | | | | \$ 32,733.00 |

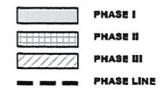
EXHIBIT C



NOTES:

1. ALL UTILITIES SHALL BE PHASED ACCORDING TO THE PHASE LINES, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL WORK FOR EACH PHASE SHALL BE COMPLETED PRIOR TO THE NEXT PHASE STARTING INCLUDING DRAINAGE, GRADING STABILIZATION, AND EROSION CONTROL.
3. PHASE I IMPROVEMENTS SHALL INCLUDE UTILITIES AND STREET IMPROVEMENTS WITHIN THE HATCHED AREA. THE STREET IMPROVEMENTS SHALL INCLUDE CURB, GUTTER, SIDEWALK, PAVING, AND ROADWAY SIGNAGE. LANDSCAPING AND IRRIGATION SHALL BE INSTALLED DURING LOT DEVELOPMENT PER THE APPROVED LANDSCAPE AND IRRIGATION PLANS.
4. PHASE I IMPROVEMENTS SHALL INCLUDE ONSITE AND OFFSITE SANITARY SEWER AND WATER SYSTEMS CONSIDERED SUPPORTING SYSTEMS.
5. PHASE IA IS A SUB-SITE OF PHASE I AND INCLUDES THE MODEL HOMES.
6. THE PHASING SHALL PROVIDE TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER LINE TO EACH PHASE OF THE DEVELOPMENT. CONSTRUCT ALL EMERGENCY ACCESS IMPROVEMENTS PER TOWN STANDARDS TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE SITE AS WELL AS THE INDIVIDUAL PHASES.
7. STUB ALL UTILITY CONNECTIONS PER TOWN STANDARDS AND THE DETAILS PROVIDED IN THIS PLAN SET.
8. INSTALL TYPE II BARRICADES WITH REFLECTIVE SURFACE OR INCLUDE REFLECTIVE BARRICADES AT ALL INTERIOR ROADWAY TERMINATIONS. BARRICADES SHALL BE PLACED AT INTERIOR ROADWAY TERMINATION PER THE PHASING BOUNDARIES SHOWN AND AT ALL LOCATIONS REQUIRED IN ORDER TO LIMIT PUBLIC SITE ACCESS TO PAVED SURFACES.

LEGEND:



811 UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
Utility Notification
Center of Colorado

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 PLOTTED BY: ANNEB.A.LOZIER\LOT DATE: 1/26/2021 12:24 PM
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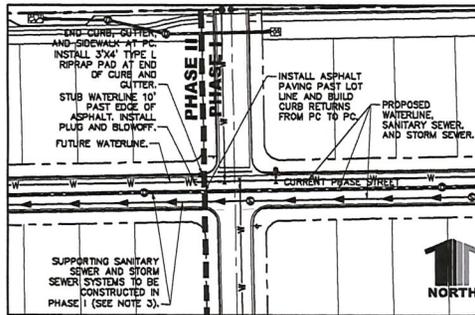
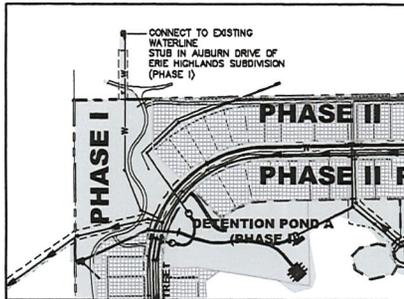
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| Drawing Name: 31PH1-PH2.dwg | | Scale: 1 inch = 100 ft. Horizontal | |
| Job Number: FSLAND SUNSET | | Designer: RLS | Author: JAH |
| Prepared For: FS ERIE ESTATES, LLC | | Checked: BKM | |

Calibre
Calibre Engineering, Inc.
5050 South Roxanna Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 735-5434
www.calibreengineering.com
Construction Management: Civil Engineering Surveying

SUNSET
CONSTRUCTION DOCUMENTS
PHASING PLAN-SITE

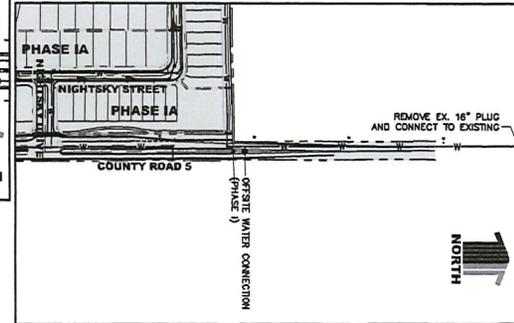
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| Sheet PH1 | 7 of 113 |
| Date OCTOBER 26, 2021 | |

EXHIBIT C

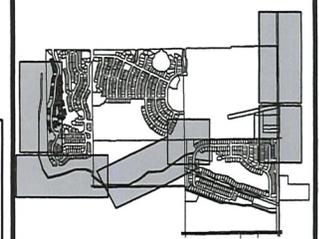


TYPICAL INFRASTRUCTURE PHASING DETAIL

1. FILING 1, PHASE I:
 - 1.1. THE ENTIRE 10' SPINE TRAIL SHALL BE CONSTRUCTED.
 - 1.2. THE ENTIRETY OF WELD COUNTY ROAD 5 (WCR 5) SHALL BE CONSTRUCTED INCLUDING THE STREET LIGHTS.
 - 1.3. THE ALBURN DRIVE WATERLINE CONNECTION INTO THE ERIE HIGHLANDS SUBDIVISION SHALL BE INSTALLED.
 - 1.4. ANY CONSTRUCTION REQUIRED FOR THE OXY GAS LINE IN WCR 5 SHALL BE COMPLETED.
 - 1.5. WESTERN AREA POWER ADMINISTRATION (WAPA) UTILITY LINES SHALL BE RELOCATED FOR COMPLETE INSTALLATION OF THE SOUTH ACCESS ACCELERATION LANE.
2. FILING 1, PHASE II:
 - 2.1. THE 8-INCH WATERLINE THROUGH TRACT Q SHALL BE INSTALLED.
 - 2.2. THE SOUTHWESTERN 10-INCH WATERLINE STUB SHALL BE INSTALLED.



OFFSITE WATER (COUNTY ROAD 5)

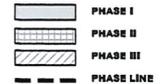


KEYMAP

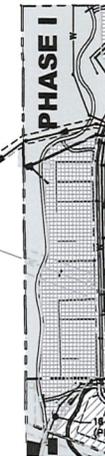
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LEGEND



SEE UPPER LEFT THIS SHEET



SANITARY SEWER OUTFALL TO COAL CREEK INTERCEPTOR (PHASE I)

OFFSITE SANITARY SEWER

| | |
|---------------|----------------------|
| Drawing Name: | 31PH1-PH2.dwg |
| Job Number: | FSLAND SUNSET |
| Prepared For: | FS ERIE ESTATES, LLC |
| Designer: | RS |
| Drafter: | JAH |
| Checked: | BKM |

Calibre

Calibre Engineering, Inc.
6090 South Regisplace Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 735-9434
www.calibre-engineering.com

Construction Management: Civil Engineering Surveying

SUNSET
CONSTRUCTION DOCUMENTS
PHASING PLAN-OFFSITE SANITARY

| | |
|-------|------------------|
| Sheet | 8 |
| | of 113 |
| Date | OCTOBER 26, 2021 |

PATH: P:\FSLAND SUNSET\CONSTRUCTION DOCUMENTS (COG)\31PH1-PH2.DWG
PLOTTED BY: ANNEGA.L\GUYER\AT DATE: 12/02/21 12:34 PM
XREFS:

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