

**First Amendment to Development Agreement**  
**(Four Corner Subdivision Filing No. 1)**

This First Amendment to Development Agreement (the "Amendment") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024 (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 Toll Southwest LLC, a Delaware limited liability company with an address of 1140 Virginia Drive, Ft. Washington, PA 19034 ("Developer") (each a "Party" and collectively the "Parties").

Whereas, on August 23, 2022, the Town and Erie Four Corners, LLC entered into a Development Agreement (Four Corners Subdivision Filing No. 1), which was recorded with the Weld County Clerk and Recorder on August 24, 2022, at Reception No. 03978314 (the "DA");

Whereas, on August 29, 2022, Erie Four Corners, LLC and Developer entered into an Assignment and Assumption of Development Agreement (Four Corners Subdivision Filing No. 1), whereby Erie Four Corners, LLC assigned to Developer, and Developer accepted, all its rights and obligations under the DA;

Whereas, the Parties desire to amend the terms of the DA related to the phasing of the Improvements, and to revise **Exhibits B and C** to the DA.

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. All capitalized terms used but not defined herein shall have the meanings attributed to them in the DA or, if applicable, the Annexation Agreement.
2. Section 9.c. of the DA is hereby deleted in its entirety and replaced with the following:
  - c. Prior to issuance of any building permits for Phase 2, the following Improvements shall have received Initial Acceptance:
    - i. Central Park in Tract AR; and
    - ii. Sidewalk Improvements in Tracts AM, AC, AU, AT, X, V, T, and Y."
3. Section 9.e. of the DA is hereby deleted in its entirety and replaced with the following:
  - e. No later than 24 months following Initial Acceptance of the Phase 1 Improvements, the following Improvements shall have received Initial Acceptance: Pocket Parks in Tracts AM and AC. No later than 24 months following Initial

Acceptance of the Phase 2 Improvements, the following Improvement shall have received Initial Acceptance: Pocket Park in Tract Y. No later than 24 months following Initial Acceptance of the Phase 3 Improvements, the following Improvement shall have received Initial Acceptance: Pocket Park in Tract M.

4. **Exhibit B** (labeled with the subheading "Exhibit B-5") attached to the DA is hereby deleted in its entirety and replaced with **Exhibit B-1**, attached hereto and incorporated herein by this reference.

5. **Exhibit C** attached to the DA is hereby deleted in its entirety and replaced with **Exhibit C-1**, attached hereto and incorporated herein by this reference.

6. In the case of any conflict between the DA and this Amendment, this Amendment shall control. Except specifically amended by this Amendment, the DA remains unmodified and in full force and effect.

In Witness Whereof, the Parties have executed this Amendment as of the Effective Date.

**Town of Erie, Colorado**

Justin Brooks, Mayor

Attest:

Debbie Stamp, Town Clerk

**Developer:**

*[Handwritten signature]*

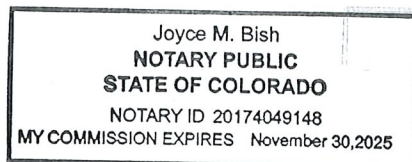
State of Colorado )  
) ss.  
County of Adair )

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 4 day of October, 2024, by Tim Westbrook as the Developer of Toll Southwest LLC, a Delaware limited liability company.

My commission expires: Nov 30, 2025  
(Seal)

*Joyce M Bish*

Notary Public



Joyce M. Bish NOTARY PUBLIC Joyce M. Bish NOTARY PUBLIC Joyce M. Bish NOTARY PUBLIC

**Exhibit B-1**

**EXHIBIT B-1**  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
**ERIE FOUR CORNERS**  
**ERIE, CO**  
**4/23/2024**  
**JOB NO. 16064.00**  
**PREPARED BY:**  
**JR ENGINEERING**

**PUBLIC IMPROVEMENT COST SUMMARY**

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**Phase 1 Improvements**

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Phase 1 Water	\$	861,054.00
Phase 1 Sanitary Sewer	\$	432,332.00
Phase 1 Storm Sewer	\$	3,490,447.00
Phase 1 Streets/Sidewalk	\$	1,880,361.00
Phase 1 Landscaping	\$	405,133.75
Phase 1 Irrigation	\$	252,753.30
Phase 1 Subtotal	\$	7,322,081.05

**Phase 2 Improvements**

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Phase 2 Water	\$	321,279.00
Phase 2 Sanitary Sewer	\$	162,784.00
Phase 2 Storm Sewer	\$	161,657.00
Phase 2 Streets/Sidewalk	\$	621,696.00
Phase 2 Landscaping	\$	404,044.70
Phase 2 Irrigation	\$	209,717.29
Phase 2 Subtotal	\$	1,881,177.99

**Phase 3 Improvements**

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Phase 3 Water	\$	321,884.00
Phase 3 Sanitary Sewer	\$	143,424.00
Phase 3 Storm Sewer	\$	137,035.00
Phase 3 Streets/Sidewalk	\$	450,516.00
Phase 3 Landscaping	\$	379,546.35
Phase 3 Irrigation	\$	172,671.29
Phase 3 Subtotal	\$	1,605,076.64

**Offsite Median and Metro Park**

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Landscaping: Hard Elements	\$	347,390.00
Landscaping: Soft Elements	\$	200,847.74
Irrigation	\$	141,230.76
Offsite Median and Metro Park Subtotal	\$	689,468.50

**Total Public Improvements (All Phases) \$ 11,497,804.18**

**EXHIBIT B-1**  
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**ERIE FOUR CORNERS**  
**ERIE, CO**  
**4/23/2024**  
**JOB NO. 16064.00**  
**PREPARED BY:**  
**JR ENGINEERING**

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>WATER (PHASE 1)</b>				
Bend 8"	5	EA	\$ 600.00	\$ 3,000.00
Bend 12"	5	EA	\$ 1,090.00	\$ 5,450.00
Connect to existing Water Main	3	EA	\$ 4,500.00	\$ 13,500.00
Fire Hydrant Assembly	13	EA	\$ 11,230.00	\$ 145,990.00
Tee 8"	4	EA	\$ 1,200.00	\$ 4,800.00
Tee 12"	24	EA	\$ 1,240.00	\$ 29,760.00
Cross- 8"X8"	1	EA	\$ 1,500.00	\$ 1,500.00
Blow Off Valve	10	EA	\$ 3,350.00	\$ 33,500.00
Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
Valve- 8" Gate	10	EA	\$ 1,970.00	\$ 19,700.00
Valve- 12" Gate	46	EA	\$ 3,530.00	\$ 162,380.00
Water Main (8" PVC)	1,930	LF	\$ 63.00	\$ 121,590.00
Water Main (12" PVC)	3,272	LF	\$ 97.00	\$ 317,384.00
			<b>TOTAL</b>	<b>\$ 861,054.00</b>
<b>SANITARY (PHASE 1)</b>				
Connect to existing Sewer Main	1	EA	\$ 4,500.00	\$ 4,500.00
Jet/Clean, TV, Test Mains/MHs	4,897	LF	\$ 3.00	\$ 14,691.00
Manhole- 4ft	32	EA	\$ 4,800.00	\$ 153,600.00
Sanitary Main (8" PVC)	4,897	LF	\$ 53.00	\$ 259,541.00
			<b>TOTAL</b>	<b>\$ 432,332.00</b>
<b>STORM SEWER (PHASE 1)</b>				
Inlet- Type C	5	EA	\$ 6,300.00	\$ 31,500.00
Inlet- Type D	1	EA	\$ 7,900.00	\$ 7,900.00
Inlet- Type 5 R	11	EA	\$ 6,950.00	\$ 76,450.00
Inlet- Type 10 R	10	EA	\$ 9,120.00	\$ 91,200.00
Inlet- Type 15 R	3	EA	\$ 18,000.00	\$ 54,000.00
Manhole- 5ft	1	EA	\$ 5,850.00	\$ 5,850.00
Manhole- 6ft	14	EA	\$ 6,900.00	\$ 96,600.00
Pipe (18" RCP)	1,160	LF	\$ 68.00	\$ 78,880.00
Pipe (24" RCP)	638	LF	\$ 89.00	\$ 56,782.00
Pipe (30" RCP)	668	LF	\$ 113.00	\$ 75,484.00
Pipe (36" RCP)	465	LF	\$ 152.00	\$ 70,680.00
Pipe (42" RCP)	49	LF	\$ 190.00	\$ 9,310.00

**EXHIBIT B-1**  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
**ERIE FOUR CORNERS**  
**ERIE, CO**

4/23/2024

JOB NO. 16064.00

PREPARED BY:

JR ENGINEERING

Pipe (48" RCP)	1,069	LF	\$ <u>219.00</u>	\$ <u>234,111.00</u>
Pipe (54" RCP)	0	LF	\$ <u>292.00</u>	\$ <u>-</u>
FES	1	EA	\$ <u>1,700.00</u>	\$ <u>1,700.00</u>
Underground Detention Facility	1	LS	\$ <u>2,600,000.00</u>	\$ <u>2,600,000.00</u>
Connect to existing Storm Sewer	0	EA	\$ <u>4,500.00</u>	\$ <u>-</u>
			<b>TOTAL</b>	<b>\$ <u>3,490,447.00</u></b>

**STREETS (PHASE 1)**

Concrete Sidewalk (6" depth)	7,091	SY	\$ <u>50.00</u>	\$ <u>354,550.00</u>
Courtyard Concrete Sidewalk (6" depth)	1,895	SY	\$ <u>50.00</u>	\$ <u>94,763.00</u>
ADA-Accessible Ramp	40	EA	\$ <u>1,950.00</u>	\$ <u>78,000.00</u>
Sidewalk Chase	0	EA	\$ <u>650.00</u>	\$ <u>-</u>
Crosspans	10	EA	\$ <u>10,000.00</u>	\$ <u>100,000.00</u>
Asphalt paving (5" depth)	4,138	TON	\$ <u>94.00</u>	\$ <u>388,972.00</u>
Agregate Base Course (8" depth)	5,742	TON	\$ <u>28.00</u>	\$ <u>160,776.00</u>
Concrete Paving (6" depth)	5,743	SY	\$ <u>60.00</u>	\$ <u>344,580.00</u>
Vertical Curb	10,286	LF	\$ <u>20.00</u>	\$ <u>205,720.00</u>
LED Street Light	17	EA	\$ <u>9,000.00</u>	\$ <u>153,000.00</u>
			<b>TOTAL</b>	<b>\$ <u>1,880,361.00</u></b>

**PHASE 1 SUBTOTAL** \$ **6,664,194.00**

**EXHIBIT B-1**  
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**ERIE FOUR CORNERS**  
**ERIE, CO**  
**4/23/2024**  
**JOB NO. 16064.00**  
**PREPARED BY:**  
**JR ENGINEERING**

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>WATER (PHASE 2)</b>				
Bend 8"	0	EA	\$ 600.00	\$ -
Bend 12"	0	EA	\$ 1,090.00	\$ -
Connect to existing Water Main	0	EA	\$ 4,500.00	\$ -
Fire Hydrant Assembly	9	EA	\$ 11,230.00	\$ 101,070.00
Tee 8"	9	EA	\$ 1,200.00	\$ 10,800.00
Tee 12"	0	EA	\$ 1,240.00	\$ -
Cross- 8"X8"	1	EA	\$ 1,500.00	\$ 1,500.00
Blow Off Valve	3	EA	\$ 3,350.00	\$ 10,050.00
Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
Valve- 8" Gate	22	EA	\$ 1,970.00	\$ 43,340.00
Valve- 12" Gate	0	EA	\$ 3,530.00	\$ -
Water Main (8" PVC)	2,413	LF	\$ 63.00	\$ 152,019.00
Water Main (12" PVC)	0	LF	\$ 97.00	\$ -
			<b>TOTAL</b>	<b>\$ 321,279.00</b>
<b>SANITARY (PHASE 2)</b>				
Connect to existing Sewer Main	0	EA	\$ 4,500.00	\$ -
Jet/Clean, TV, Test Mains/MHs	1,964	LF	\$ 3.00	\$ 5,892.00
Manhole- 4ft	11	EA	\$ 4,800.00	\$ 52,800.00
Sanitary Main (8" PVC)	1,964	LF	\$ 53.00	\$ 104,092.00
			<b>TOTAL</b>	<b>\$ 162,784.00</b>
<b>STORM SEWER (PHASE 2)</b>				
Inlet- Type C	3	EA	\$ 6,300.00	\$ 18,900.00
Inlet- Type D	0	EA	\$ 7,900.00	\$ -
Inlet- Type 5 R	1	EA	\$ 6,950.00	\$ 6,950.00
Inlet- Type 10 R	4	EA	\$ 9,120.00	\$ 36,480.00
Inlet- Type 15 R	0	EA	\$ 18,000.00	\$ -
Manhole- 5ft	1	EA	\$ 5,850.00	\$ 5,850.00
Manhole- 6ft	3	EA	\$ 6,900.00	\$ 20,700.00
Pipe (18" RCP)	578	LF	\$ 68.00	\$ 39,304.00
Pipe (24" RCP)	357	LF	\$ 89.00	\$ 31,773.00
Pipe (30" RCP)	0	LF	\$ 113.00	\$ -
Pipe (36" RCP)	0	LF	\$ 152.00	\$ -
Pipe (42" RCP)	0	LF	\$ 190.00	\$ -

**EXHIBIT B-1**  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
**ERIE FOUR CORNERS**  
**ERIE, CO**

4/23/2024

JOB NO. 16064.00

PREPARED BY:

JR ENGINEERING

Pipe (48" RCP)	0	LF	\$ <u>219.00</u>	\$ -
Pipe (54" RCP)	0	LF	\$ <u>292.00</u>	\$ -
FES	1	EA	\$ <u>1,700.00</u>	\$ <u>1,700.00</u>
Underground Detention Facility	0	LS	\$ <u>2,600,000.00</u>	\$ -
Connect to existing Storm Sewer	0	EA	\$ <u>4,500.00</u>	\$ -
			<b>TOTAL</b>	<b>\$ <u>161,657.00</u></b>

**STREETS (PHASE 2)**

Concrete Sidewalk (6" depth)	1,138	SY	\$ <u>50.00</u>	\$ <u>56,900.00</u>
Courtyard Concrete Sidewalk (6" depth)	1,584	SY	\$ <u>50.00</u>	\$ <u>79,206.00</u>
ADA-Accessible Ramp	5	EA	\$ <u>1,950.00</u>	\$ <u>9,750.00</u>
Sidewalk Chase	3	EA	\$ <u>650.00</u>	\$ <u>1,950.00</u>
Crosspans	0	EA	\$ <u>10,000.00</u>	\$ -
Asphalt paving (5" depth)	1,013	TON	\$ <u>94.00</u>	\$ <u>95,222.00</u>
Agregate Base Course (8" depth)	1,406	TON	\$ <u>28.00</u>	\$ <u>39,368.00</u>
Concrete Paving (6" depth)	4,603	SY	\$ <u>60.00</u>	\$ <u>276,180.00</u>
Vertical Curb	1,806	LF	\$ <u>20.00</u>	\$ <u>36,120.00</u>
LED Street Light	3	EA	\$ <u>9,000.00</u>	\$ <u>27,000.00</u>
			<b>TOTAL</b>	<b>\$ <u>621,696.00</u></b>

**PHASE 2 SUBTOTAL** \$ 1,267,416.00



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**ERIE FOUR CORNERS**  
**ERIE, CO**  
**4/23/2024**  
**JOB NO. 16064.00**  
**PREPARED BY:**  
**JR ENGINEERING**

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>WATER (PHASE 3)</b>				
Bend 8"	0	EA	\$ 600.00	\$ -
Bend 12"	4	EA	\$ 1,090.00	\$ 4,360.00
Connect to existing Water Main	0	EA	\$ 4,500.00	\$ -
Fire Hydrant Assembly	8	EA	\$ 11,230.00	\$ 89,840.00
Tee 8"	5	EA	\$ 1,200.00	\$ 6,000.00
Tee 12"	2	EA	\$ 1,240.00	\$ 2,480.00
Cross- 8"X8"	1	EA	\$ 1,500.00	\$ 1,500.00
Blow Off Valve	2	EA	\$ 3,350.00	\$ 6,700.00
Testing & Disinfection	1	LS	\$ 2,500.00	\$ 2,500.00
Valve- 8" Gate	6	EA	\$ 1,970.00	\$ 11,820.00
Valve- 12" Gate	9	EA	\$ 3,530.00	\$ 31,770.00
Water Main (8" PVC)	1,466	LF	\$ 63.00	\$ 92,358.00
Water Main (12" PVC)	748	LF	\$ 97.00	\$ 72,556.00
			<b>TOTAL</b>	<b>\$ 321,884.00</b>

<b>SANITARY (PHASE 3)</b>				
Connect to existing Sewer Main	0	EA	\$ 4,500.00	\$ -
Jet/Clean, TV, Test Mains/MHs	1,704	LF	\$ 3.00	\$ 5,112.00
Manhole- 4ft	10	EA	\$ 4,800.00	\$ 48,000.00
Sanitary Main (8" PVC)	1,704	LF	\$ 53.00	\$ 90,312.00
			<b>TOTAL</b>	<b>\$ 143,424.00</b>

<b>STORM SEWER (PHASE 3)</b>				
Inlet- Type C	1	EA	\$ 6,300.00	\$ 6,300.00
Inlet- Type D	0	EA	\$ 7,900.00	\$ -
Inlet- Type 5 R	0	EA	\$ 6,950.00	\$ -
Inlet- Type 10 R	4	EA	\$ 9,120.00	\$ 36,480.00
Inlet- Type 15 R	1	EA	\$ 18,000.00	\$ 18,000.00
Manhole- 5ft	1	EA	\$ 5,850.00	\$ 5,850.00
Manhole- 6ft	3	EA	\$ 6,900.00	\$ 20,700.00
Pipe (18" RCP)	604	LF	\$ 68.00	\$ 41,072.00
Pipe (24" RCP)	97	LF	\$ 89.00	\$ 8,633.00
Pipe (30" RCP)	0	LF	\$ 113.00	\$ -
Pipe (36" RCP)	0	LF	\$ 152.00	\$ -
Pipe (42" RCP)	0	LF	\$ 190.00	\$ -

**EXHIBIT B-1**  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
**ERIE FOUR CORNERS**  
**ERIE, CO**

4/23/2024

JOB NO. 16064.00

PREPARED BY:

JR ENGINEERING

Pipe (48" RCP)	0	LF	\$	<u>219.00</u>	\$	<u>-</u>
Pipe (54" RCP)	0	LF	\$	<u>292.00</u>	\$	<u>-</u>
FES	0	EA	\$	<u>1,700.00</u>	\$	<u>-</u>
Underground Detention Facility	0	LS	\$	<u>2,600,000.00</u>	\$	<u>-</u>
Connect to existing Storm Sewer	0	EA	\$	<u>4,500.00</u>	\$	<u>-</u>
					<b>TOTAL</b>	<b>\$ <u>137,035.00</u></b>

**STREETS (PHASE 3)**

Concrete Sidewalk (6" depth)	623	SY	\$	<u>50.00</u>	\$	<u>31,150.00</u>
Courtyard Concrete Sidewalk (6" depth)	1,512	SY	\$	<u>50.00</u>	\$	<u>75,600.00</u>
ADA-Accessible Ramp	2	EA	\$	<u>1,950.00</u>	\$	<u>3,900.00</u>
Sidewalk Chase	3	EA	\$	<u>650.00</u>	\$	<u>1,950.00</u>
Crosspans	1	EA	\$	<u>10,000.00</u>	\$	<u>10,000.00</u>
Asphalt paving (5" depth)	528	TON	\$	<u>94.00</u>	\$	<u>49,632.00</u>
Agregate Base Course (8" depth)	733	TON	\$	<u>28.00</u>	\$	<u>20,524.00</u>
Concrete Paving (6" depth)	3,359	SY	\$	<u>60.00</u>	\$	<u>201,540.00</u>
Vertical Curb	1,011	LF	\$	<u>20.00</u>	\$	<u>20,220.00</u>
LED Street Light	4	EA	\$	<u>9,000.00</u>	\$	<u>36,000.00</u>
					<b>TOTAL</b>	<b>\$ <u>450,516.00</u></b>

**PHASE 3 SUBTOTAL** \$ **1,052,859.00**

**Four Corners Subdivision Filing No. 1  
Landscape Cost Estimate**

				PHASE 1		PHASE 2		PHASE 3		OFFSITE MEDIAN AND METRO PARK		TOTALS		
Item #	Item	Unit	Unit Price	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	
<b>HARD ELEMENTS</b>														
1	SHELTER-01	EA	\$25,000.00	0	\$0.00	0	\$0.00	1	\$25,000.00	0	\$0.00	1	\$25,000.00	
2	SHELTER-02	EA	\$15,000.00	0	\$0.00	1	\$15,000.00	0	\$0.00	0	\$0.00	1	\$15,000.00	
3	SHELTER-03	EA	\$40,000.00	1	\$40,000.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$40,000.00	
4	SHELTER-04	EA	\$50,000.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$50,000.00	1	\$50,000.00	
4	PLAYPIECE-01	EA	\$35,000.00	0	\$0.00	0	\$0.00	1	\$35,000.00	0	\$0.00	1	\$35,000.00	
5	PLAYPIECE-02	EA	\$27,500.00	1	\$27,500.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$27,500.00	
6	TABLE-01	EA	\$5,500.00	2	\$11,000.00	0	\$0.00	2	\$11,000.00	0	\$0.00	4	\$22,000.00	
7	BENCH-01	ES	\$2,250.00	2	\$4,500.00	2	\$4,500.00	2	\$4,500.00	6	\$13,500.00	12	\$27,000.00	
8	BICYCLE RACK	EA	\$1,250.00	1	\$1,250.00	0	\$0.00	2	\$2,500.00	0	\$0.00	3	\$3,750.00	
9	TRASH RECEPTACLE	EA	\$1,500.00	2	\$3,000.00	1	\$1,500.00	2	\$3,000.00	2	\$3,000.00	7	\$10,500.00	
10	PET WASTE STATION	EA	\$1,000.00	3	\$3,000.00	4	\$4,000.00	3	\$3,000.00	2	\$2,000.00	12	\$12,000.00	
11	GRILL	EA	\$1,000.00	1	\$1,000.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,000.00	
12	TREE GRATE	EA	\$3,500.00	0	\$0.00	0	\$0.00	0	\$0.00	48	\$168,000.00	48	\$168,000.00	
13	BOULDER/STONE RAISED PLANTER	LF	\$200.00	0	\$0.00	0	\$0.00	0	\$0.00	531	\$106,200.00	531	\$106,200.00	
14	LANDSCAPE BOULDER	EA	\$70.00	0	\$0.00	0	\$0.00	0	\$0.00	67	\$4,690.00	67	\$4,690.00	
15	FENCE	LF	\$50.00	0	\$0.00	578	\$28,900.00	485	\$24,250.00	0	\$0.00	1,063	\$53,150.00	
16	MAIL KIOSK	EA	\$1,600.00	6	\$9,600.00	5	\$8,000.00	5	\$8,000.00	0	\$0.00	16	\$25,600.00	
<b>HARD ELEMENTS SUB TOTAL</b>						<b>\$100,850.00</b>		<b>\$61,900.00</b>		<b>\$116,250.00</b>		<b>\$347,390.00</b>		<b>\$626,390.00</b>

Item #	Item	Unit	Unit Price	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	Quantity	Subtotal	
<b>SOFT ELEMENTS</b>														
17	CANOPY TREE 2" CAL.	EA	\$750.00	82	\$61,500.00	80	\$60,000.00	67	\$50,250.00	39	\$29,250.00	268	\$201,000.00	
18	ORNAMENTAL TREE 1.5" CAL.	EA	\$550.00	33	\$18,150.00	40	\$22,000.00	29	\$15,950.00	24	\$13,200.00	126	\$69,300.00	
19	EVERGREEN TREE 6' HT.	EA	\$560.00	18	\$10,080.00	15	\$8,400.00	8	\$4,480.00	0	\$0.00	41	\$22,960.00	
20	DECIDUOUS SHRUB 5 GAL.	EA	\$55.00	129	\$7,095.00	13	\$715.00	87	\$4,785.00	110	\$6,050.00	339	\$18,645.00	
21	EVERGREEN SHRUB 5 GAL.	EA	\$60.00	67	\$4,020.00	30	\$1,800.00	113	\$6,780.00	0	\$0.00	210	\$12,600.00	
22	ORNAMENTAL GRASS 1 GAL.	EA	\$25.00	164	\$4,100.00	56	\$1,400.00	160	\$4,000.00	305	\$7,625.00	685	\$17,125.00	
23	PERENNIAL 1 GAL.	EA	\$20.00	42	\$840.00	141	\$2,820.00	54	\$1,080.00	709	\$14,180.00	946	\$18,920.00	
24	TURF GRASS (SOD)	SF	\$1.00	83,571	\$83,571.00	71,501	\$71,501.00	73,223	\$73,223.00	46,804	\$46,804.00	275,099	\$275,099.00	
25	NATIVE GRASS SEED	SF	\$0.48	0	\$0.00	0	\$0.00	0	\$0.00	6,088	\$2,922.24	6,088	\$2,922.24	
26	MULCH-ROCK W/ FABRIC	SF	\$2.25	2,299	\$5,172.75	1,854	\$4,171.50	1,443	\$3,246.75	10,508	\$23,643.00	16,104	\$36,234.00	
27	MULCH-WOOD	SF	\$2.00	9,865	\$19,730.00	6,507	\$13,014.00	7,850	\$15,700.00	4,950	\$9,900.00	29,172	\$58,344.00	
28	SOIL PREP	SF	\$0.10	95,735	\$9,573.50	79,862	\$7,986.20	82,516	\$8,251.60	68,350	\$6,835.00	326,463	\$32,646.30	
29	CONCRETE 6" THICK	SF	\$6.00	11,534	\$69,204.00	23,104	\$138,624.00	11,037	\$66,222.00	5,292	\$31,752.00	50,967	\$305,802.00	
30	CRUSHER FINES	SF	\$6.00	0	\$0.00	0	\$0.00	0	\$0.00	906	\$5,436.00	906	\$5,436.00	
31	STEEL EDGER	LF	\$5.50	2,045	\$11,247.50	1,766	\$9,713.00	1,696	\$9,328.00	591	\$3,250.50	6,098	\$33,539.00	
<b>SOFT ELEMENTS SUB TOTAL</b>						<b>\$304,283.75</b>		<b>\$342,144.70</b>		<b>\$263,296.35</b>		<b>\$200,847.74</b>		<b>\$1,110,572.54</b>

<b>TOTAL</b>					<b>\$405,133.75</b>		<b>\$404,044.70</b>		<b>\$379,546.35</b>		<b>\$548,237.74</b>		<b>\$1,736,962.54</b>
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# Four Corners Subdivision Filing No. 1

## Landscape Cost Estimate

4/23/2024

Item #	Item	Unit	Unit Price
<b>HARD ELEMENTS</b>			
1	SHELTER-03	EA	\$40,000.00
2	PLAYPIECE-02	EA	\$27,500.00
3	TABLE-01	EA	\$5,500.00
4	BENCH-01	ES	\$2,250.00
5	BICYCLE RACK	EA	\$1,250.00
6	TRASH RECEPTACLE	EA	\$1,500.00
7	PET WASTE STATION	EA	\$1,000.00
8	GRILL	EA	\$1,000.00
9	MAIL KIOSK	EA	\$1,600.00
<b>HARD ELEMENTS SUB TOTAL</b>			

<b>PHASE 1</b>	
Quantity	Subtotal
1	\$40,000.00
1	\$27,500.00
2	\$11,000.00
2	\$4,500.00
1	\$1,250.00
2	\$3,000.00
3	\$3,000.00
1	\$1,000.00
6	\$9,600.00
	<b>\$100,850.00</b>

Item #	Item	Unit	Unit Price
<b>SOFT ELEMENTS</b>			
10	CANOPY TREE 2" CAL.	EA	\$750.00
11	ORNAMENTAL TREE 1.5" CAL.	EA	\$550.00
12	EVERGREEN TREE 6' HT.	EA	\$560.00
13	DECIDUOUS SHRUB 5 GAL.	EA	\$55.00
14	EVERGREEN SHRUB 5 GAL.	EA	\$60.00
15	ORNAMENTAL GRASS 1 GAL.	EA	\$25.00
16	PERENNIAL 1 GAL.	EA	\$20.00
17	TURF GRASS (SOD)	SF	\$1.00
18	MULCH-ROCK W/ FABRIC	SF	\$2.25
19	MULCH-WOOD	SF	\$2.00
20	SOIL PREP	SF	\$0.10
21	CONCRETE 6" THICK	SF	\$6.00
22	STEEL EDGER	LF	\$5.50
<b>SOFT ELEMENTS SUB TOTAL</b>			

Quantity	Subtotal
82	\$61,500.00
33	\$18,150.00
18	\$10,080.00
129	\$7,095.00
67	\$4,020.00
164	\$4,100.00
42	\$840.00
83,571	\$83,571.00
2,299	\$5,172.75
9,865	\$19,730.00
95,735	\$9,573.50
11,534	\$69,204.00
2,045	\$11,247.50
	<b>\$304,283.75</b>

<b>TOTAL</b>		
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<b>\$405,133.75</b>
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# Four Corners Subdivision Filing No. 1

## Landscape Cost Estimate

4/23/2024

Item #	Item	Unit	Unit Price
<b>HARD ELEMENTS</b>			
1	SHELTER-02	EA	\$15,000.00
2	BENCH-01	ES	\$2,250.00
3	TRASH RECEPTACLE	EA	\$1,500.00
4	PET WASTE STATION	EA	\$1,000.00
5	FENCE	LF	\$50.00
6	MAIL KIOSK	EA	\$1,600.00
<b>HARD ELEMENTS SUB TOTAL</b>			

<b>PHASE 2</b>	
Quantity	Subtotal
1	\$15,000.00
2	\$4,500.00
1	\$1,500.00
4	\$4,000.00
578	\$28,900.00
5	\$8,000.00
	<b>\$61,900.00</b>

Item #	Item	Unit	Unit Price
<b>SOFT ELEMENTS</b>			
7	CANOPY TREE 2" CAL.	EA	\$750.00
8	ORNAMENTAL TREE 1.5" CAL.	EA	\$550.00
9	EVERGREEN TREE 6' HT.	EA	\$560.00
10	DECIDUOUS SHRUB 5 GAL.	EA	\$55.00
11	EVERGREEN SHRUB 5 GAL.	EA	\$60.00
12	ORNAMENTAL GRASS 1 GAL.	EA	\$25.00
13	PERENNIAL 1 GAL.	EA	\$20.00
14	TURF GRASS (SOD)	SF	\$1.00
15	MULCH-ROCK W/ FABRIC	SF	\$2.25
16	MULCH-WOOD	SF	\$2.00
17	SOIL PREP	SF	\$0.10
18	CONCRETE 6" THICK	SF	\$6.00
19	STEEL EDGER	LF	\$5.50
<b>SOFT ELEMENTS SUB TOTAL</b>			

Quantity	Subtotal
80	\$60,000.00
40	\$22,000.00
15	\$8,400.00
13	\$715.00
30	\$1,800.00
56	\$1,400.00
141	\$2,820.00
71,501	\$71,501.00
1,854	\$4,171.50
6,507	\$13,014.00
79,862	\$7,986.20
23,104	\$138,624.00
1,766	\$9,713.00
	<b>\$342,144.70</b>

		<b>TOTAL</b>
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	<b>\$404,044.70</b>
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# Four Corners Subdivision Filing No. 1

## Landscape Cost Estimate

4/23/2024

Item #	Item	Unit	Unit Price
<b>HARD ELEMENTS</b>			
1	SHELTER-01	EA	\$25,000.00
2	PLAYPIECE-01	EA	\$35,000.00
3	TABLE-01	EA	\$5,500.00
4	BENCH-01	ES	\$2,250.00
5	BICYCLE RACK	EA	\$1,250.00
6	TRASH RECEPTACLE	EA	\$1,500.00
7	PET WASTE STATION	EA	\$1,000.00
8	FENCE	LF	\$50.00
9	MAIL KIOSK	EA	\$1,600.00
<b>HARD ELEMENTS SUB TOTAL</b>			

<b>PHASE 3</b>	
Quantity	Subtotal
1	\$25,000.00
1	\$35,000.00
2	\$11,000.00
2	\$4,500.00
2	\$2,500.00
2	\$3,000.00
3	\$3,000.00
485	\$24,250.00
5	\$8,000.00
	<b>\$116,250.00</b>

Item #	Item	Unit	Unit Price
<b>SOFT ELEMENTS</b>			
10	CANOPY TREE 2" CAL.	EA	\$750.00
11	ORNAMENTAL TREE 1.5" CAL.	EA	\$550.00
12	EVERGREEN TREE 6' HT.	EA	\$560.00
13	DECIDUOUS SHRUB 5 GAL.	EA	\$55.00
14	EVERGREEN SHRUB 5 GAL.	EA	\$60.00
15	ORNAMENTAL GRASS 1 GAL.	EA	\$25.00
16	PERENNIAL 1 GAL.	EA	\$20.00
17	TURF GRASS (SOD)	SF	\$1.00
18	MULCH-ROCK W/ FABRIC	SF	\$2.25
19	MULCH-WOOD	SF	\$2.00
20	SOIL PREP	SF	\$0.10
21	CONCRETE 6" THICK	SF	\$6.00
22	STEEL EDGER	LF	\$5.50
<b>SOFT ELEMENTS SUB TOTAL</b>			

Quantity	Subtotal
67	\$50,250.00
29	\$15,950.00
8	\$4,480.00
87	\$4,785.00
113	\$6,780.00
160	\$4,000.00
54	\$1,080.00
73,223	\$73,223.00
1,443	\$3,246.75
7,850	\$15,700.00
82,516	\$8,251.60
11,037	\$66,222.00
1,696	\$9,328.00
	<b>\$263,296.35</b>

		<b>TOTAL</b>
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	<b>\$379,546.35</b>
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# Four Corners Subdivision Filing No. 1

## Landscape Cost Estimate

4/23/2024

Item #	Item	Unit	Unit Price
<b>HARD ELEMENTS</b>			
1	SHELTER-04	EA	\$50,000.00
2	BENCH-01	ES	\$2,250.00
3	TRASH RECEPTACLE	EA	\$1,500.00
4	PET WASTE STATION	EA	\$1,000.00
5	TREE GRATE	EA	\$3,500.00
6	BOULDER/STONE RAISED PLANTER	LF	\$200.00
7	LANDSCAPE BOULDER	EA	\$70.00
<b>HARD ELEMENTS SUB TOTAL</b>			

<b>OFFSITE MEDIAN AND METRO PARK</b>	
Quantity	Subtotal
1	\$50,000.00
6	\$13,500.00
2	\$3,000.00
2	\$2,000.00
48	\$168,000.00
531	\$106,200.00
67	\$4,690.00
	<b>\$347,390.00</b>

Item #	Item	Unit	Unit Price
<b>SOFT ELEMENTS</b>			
8	CANOPY TREE 2" CAL.	EA	\$750.00
9	ORNAMENTAL TREE 1.5" CAL.	EA	\$550.00
10	DECIDUOUS SHRUB 5 GAL.	EA	\$55.00
11	ORNAMENTAL GRASS 1 GAL.	EA	\$25.00
12	PERENNIAL 1 GAL.	EA	\$20.00
13	TURF GRASS (SOD)	SF	\$1.00
14	NATIVE GRASS SEED	SF	\$0.48
15	MULCH-ROCK W/ FABRIC	SF	\$2.25
16	MULCH-WOOD	SF	\$2.00
17	SOIL PREP	SF	\$0.10
18	CONCRETE 6" THICK	SF	\$6.00
19	CRUSHER FINES	SF	\$6.00
20	STEEL EDGER	LF	\$5.50
<b>SOFT ELEMENTS SUB TOTAL</b>			

Quantity	Subtotal
39	\$29,250.00
24	\$13,200.00
110	\$6,050.00
305	\$7,625.00
709	\$14,180.00
46,804	\$46,804.00
6,088	\$2,922.24
10,508	\$23,643.00
4,950	\$9,900.00
68,350	\$6,835.00
5,292	\$31,752.00
906	\$5,436.00
591	\$3,250.50
	<b>\$200,847.74</b>

			<b>TOTAL</b>
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	<b>\$548,237.74</b>
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**EXHIBIT B-5**  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
**ERIE FOUR CORNERS - PHASE 1**  
**ERIE, CO**  
**04/23/2024**

**PREPARED BY:**  
**MPI Designs**

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>IRRIGATION</b>				
Backflow Assembly 1-1/2"	1	ea.	\$ 1,879.80	\$ 1,879.80
Type K Copper Tubing-1-1/2"	75	L.F.	\$ 35.93	\$ 2,694.75
Backflow Enclosure strong box SBBC-30AL	1	ea.	\$ 780.00	\$ 780.00
Flow Sensor Assembly	1	ea.	\$ 812.50	\$ 812.50
Master Valve Assembly	1	ea.	\$ 325.00	\$ 325.00
Irrigation Controller - Pedstal mount	1	ea.	\$ 3,432.00	\$ 3,432.00
Class 200 PVC Pipe - Mainline 1-1/4"	80	L.F.	\$ 1.61	\$ 128.80
Class 200 PVC Pipe - Mainline 1-1/2"	115	L.F.	\$ 2.13	\$ 244.95
Class 200 PVC Pipe - Mainline 2"	410	L.F.	\$ 3.19	\$ 1,307.90
Class 200 PVC Pipe - Mainline 2-1/2"	3150	L.F.	\$ 4.85	\$ 15,277.50
Class 200 PVC Pipe - Lateral 1"	11700	L.F.	\$ 1.07	\$ 12,519.00
Class 200 PVC Pipe - Lateral 1-1/4"	690	L.F.	\$ 1.61	\$ 1,110.90
Class 200 PVC Pipe - Lateral 1-1/2"	68	L.F.	\$ 2.13	\$ 144.84
Class 200 PVC Pipe - Lateral 2"	135	L.F.	\$ 3.19	\$ 430.65
Class 200 PVC Pipe - Lateral 2-1/2"	0	L.F.	\$ 4.98	\$ -
Class 200 PVC Sleeve - 2"	960	L.F.	\$ 3.19	\$ 3,062.40
Class 200 PVC Sleeve - 3"	1064	L.F.	\$ 7.51	\$ 7,990.64
Class 200 PVC Sleeve - 6"	562	L.F.	\$ 16.84	\$ 9,464.08
Quick Coupler Assembly	16	ea.	\$ 266.50	\$ 4,264.00
Gate Valve Assembly	25	ea.	\$ 464.10	\$ 11,602.50
Remote Control Turf Valve Assembly 1"	8	ea.	\$ 422.50	\$ 3,380.00
Remote Control Turf Valve Assembly 1-1/2"	24	ea.	\$ 487.50	\$ 11,700.00
Remote Control Drip Valve Assembly 1"	16	ea.	\$ 292.50	\$ 4,680.00
Carson 10" Round Box	41	ea.	\$ 377.00	\$ 15,457.00
Carson Standard box	48	ea.	\$ 551.20	\$ 26,457.60
Pop-up spray Sprinklers W/spray nozzle	1003	ea.	\$ 22.75	\$ 22,818.25
Pop-up spray Sprinklers W/ MPR nozzle	216	ea.	\$ 37.05	\$ 8,002.80
Pop-up Rotor sprinklers I-20-06-SS	33	ea.	\$ 71.50	\$ 2,359.50
Root Watering system w/Bubbler	8	ea.	\$ 117.00	\$ 936.00
Single-Outlet Emitter Assembly	1466	ea.	\$ 5.85	\$ 8,576.10
3/4-inch polyethylene drip pipe	8735	L.F.	\$ 0.65	\$ 1,263.60
drip flush cap assembly	47	ea.	\$ 3.90	\$ 183.30
Irrigation control wire 14 AWG, Two-wire	1944	l.s.	\$ 2.60	\$ 5,054.40
Fittings, Wire Connectors, etc.	N/A	l.s.	N/A	\$ 41,434.97

**TOTAL \$ 229,775.73**

**CONTINGENCY FEE (10%) \$ 22,977.57**

**IRRIGATION SUBTOTAL \$ 252,753.30**



**EXHIBIT B-5**  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
**ERIE FOUR CORNERS - PHASE 2**  
**ERIE, CO**  
**04/23/2024**

**PREPARED BY:**  
**MPI Designs**

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>IRRIGATION</b>				
Backflow Assembly 1-1/2"	1	ea.	\$ 1,879.80	\$ 1,879.80
Type K Copper Tubing-1-1/2"	1	L.F.	\$ 35.93	\$ 35.93
Backflow Enclosure strong box SBBC-30AL	1	ea.	\$ 780.00	\$ 780.00
Flow Sensor Assembly	1	ea.	\$ 812.50	\$ 812.50
Master Valve Assembly	1	ea.	\$ 325.00	\$ 325.00
Irrigation Controller - Pedstal mount	1	ea.	\$ 3,432.00	\$ 3,432.00
Class 200 PVC Pipe - Mainline 1-1/4"	120	L.F.	\$ 1.61	\$ 193.20
Class 200 PVC Pipe - Mainline 1-1/2"	120	L.F.	\$ 2.13	\$ 255.60
Class 200 PVC Pipe - Mainline 2"	1080	L.F.	\$ 3.19	\$ 3,445.20
Class 200 PVC Pipe - Mainline 2-1/2"	1590	L.F.	\$ 4.85	\$ 7,711.50
Class 200 PVC Pipe - Lateral 1"	11570	L.F.	\$ 1.07	\$ 12,379.90
Class 200 PVC Pipe - Lateral 1-1/4"	280	L.F.	\$ 1.61	\$ 450.80
Class 200 PVC Pipe - Lateral 1-1/2"	160	L.F.	\$ 2.13	\$ 340.80
Class 200 PVC Pipe - Lateral 2"	101	L.F.	\$ 3.19	\$ 322.19
Class 200 PVC Sleeve - 2"	900	L.F.	\$ 3.19	\$ 2,871.00
Class 200 PVC Sleeve - 3"	1015	L.F.	\$ 7.51	\$ 7,622.65
Class 200 PVC Sleeve - 4"	120	L.F.	\$ 11.00	\$ 1,320.00
Class 200 PVC Sleeve - 6"	404	L.F.	\$ 16.84	\$ 6,803.36
Quick Coupler Assembly	15	ea.	\$ 266.50	\$ 3,997.50
Gate Valve Assembly	11	ea.	\$ 464.10	\$ 5,105.10
Remote Control Turf Valve Assembly 1"	6	ea.	\$ 422.50	\$ 2,535.00
Remote Control Turf Valve Assembly 1-1/2"	24	ea.	\$ 487.50	\$ 11,700.00
Remote Control Drip Valve Assembly 1"	9	ea.	\$ 292.50	\$ 2,632.50
Carson 10" Round Box	26	ea.	\$ 377.00	\$ 9,802.00
Carson Standard box	39	ea.	\$ 551.20	\$ 21,496.80
Pop-up spray Sprinklers W/spray nozzle	1028	ea.	\$ 22.75	\$ 23,387.00
Pop-up spray Sprinklers W/ MPR nozzle	167	ea.	\$ 37.05	\$ 6,187.35
Pop-up Rotor sprinklers I-20-06-SS	25	ea.	\$ 71.50	\$ 1,787.50
Single-Outlet Emitter Assembly	1320	ea.	\$ 5.85	\$ 7,722.00
3/4-inch polyethylene drip pipe	7164	L.F.	\$ 0.65	\$ 4,656.60
drip flush cap assembly	41	ea.	\$ 3.90	\$ 159.90
Irrigation control wire 14 AWG, Two-wire	1585.2	l.s.	\$ 2.60	\$ 4,121.52
Fittings, Wire Connectors, etc.	N/A	l.s.	N/A	\$ 34,379.88

<b>TOTAL</b>	<b>\$ 190,652.08</b>
<b>CONTINGENCY FEE (10%)</b>	<b>\$ 19,065.21</b>
<b>IRRIGATION SUBTOTAL</b>	<b>\$ 209,717.29</b>

**EXHIBIT B-5**  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
**ERIE FOUR CORNERS - PHASE 3**  
**ERIE, CO**  
**04/23/2024**

**PREPARED BY:**  
**MPI Designs**

ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>IRRIGATION</b>				
Backflow Assembly 3/4"	0	ea.	\$ 999.70	\$ -
Backflow Assembly 1"	0	ea.	\$ 999.70	\$ -
Backflow Assembly 1-1/2"	0	ea.	\$ 1,879.80	\$ -
Type K Copper Tubing-1-1/2"	0	L.F.	\$ 35.93	\$ -
Backflow Enclosure strong box SBBC-30AL	0	ea.	\$ 780.00	\$ -
Flow Sensor Assembly	0	ea.	\$ 812.50	\$ -
Master Valve Assembly	0	ea.	\$ 325.00	\$ -
Irrigation Controller - Pedstal mount	0	ea.	\$ 3,432.00	\$ -
Class 200 PVC Pipe - Mainline 1-1/4"	0	L.F.	\$ 1.61	\$ -
Class 200 PVC Pipe - Mainline 1-1/2"	55	L.F.	\$ 2.13	\$ 117.15
Class 200 PVC Pipe - Mainline 2"	74	L.F.	\$ 3.19	\$ 236.06
Class 200 PVC Pipe - Mainline 2-1/2"	1985	L.F.	\$ 4.85	\$ 9,627.25
Class 200 PVC Pipe - Lateral 1"	9890	L.F.	\$ 1.07	\$ 10,582.30
Class 200 PVC Pipe - Lateral 1-1/4"	450	L.F.	\$ 1.61	\$ 724.50
Class 200 PVC Pipe - Lateral 1-1/2"	102	L.F.	\$ 2.13	\$ 217.26
Class 200 PVC Pipe - Lateral 2"	114	L.F.	\$ 3.19	\$ 363.66
Class 200 PVC Pipe - Lateral 2-1/2"	0	L.F.	\$ 4.98	\$ -
Class 200 PVC Sleeve - 2"	1100	L.F.	\$ 3.19	\$ 3,509.00
Class 200 PVC Sleeve - 3"	641	L.F.	\$ 7.51	\$ 4,813.91
Class 200 PVC Sleeve - 6"	234	L.F.	\$ 16.84	\$ 3,940.56
Quick Coupler Assembly	17	ea.	\$ 266.50	\$ 4,530.50
Gate Valve Assembly	16	ea.	\$ 464.10	\$ 7,425.60
Remote Control Turf Valve Assembly 1"	5	ea.	\$ 422.50	\$ 2,112.50
Remote Control Turf Valve Assembly 1-1/2"	23	ea.	\$ 487.50	\$ 11,212.50
Remote Control Drip Valve Assembly 1"	2	ea.	\$ 292.50	\$ 585.00
Carson 10" Round Box	33	ea.	\$ 377.00	\$ 12,441.00
Carson Standard box	30	ea.	\$ 551.20	\$ 16,536.00
Pop-up spray Sprinklers W/spray nozzle	850	ea.	\$ 22.75	\$ 19,337.50
Pop-up spray Sprinklers W/ MPR nozzle	198	ea.	\$ 37.05	\$ 7,335.90
Pop-up Rotor sprinklers I-20-06-SS	16	ea.	\$ 71.50	\$ 1,144.00
Root Watering system w/Bubbler	0	ea.	\$ 117.00	\$ -
Single-Outlet Emitter Assembly	1246	ea.	\$ 5.85	\$ 7,289.10
3/4-inch polyethylene drip pipe	6268	L.F.	\$ 0.65	\$ 4,074.20
drip flush cap assembly	28	ea.	\$ 3.90	\$ 109.20
Irrigation control wire 14 AWG, Two-wire	154.8	l.s.	\$ 2.60	\$ 402.48
Fittings, Wire Connectors, etc.	N/A	l.s.	N/A	\$ 28,306.77

<b>TOTAL</b>	<b>\$ 156,973.90</b>
<b>CONTINGENCY FEE (10%)</b>	<b>\$ 15,697.39</b>
<b>IRRIGATION SUBTOTAL</b>	<b>\$ 172,671.29</b>

**EXHIBIT B-5**  
**ENGINEER'S ESTIMATE OF PROBABLE COST**  
**ERIE FOUR CORNERS - PARK MEDIANS**  
**ERIE, CO**  
**04/23/2024**

**PREPARED BY:**  
**MPI Designs**

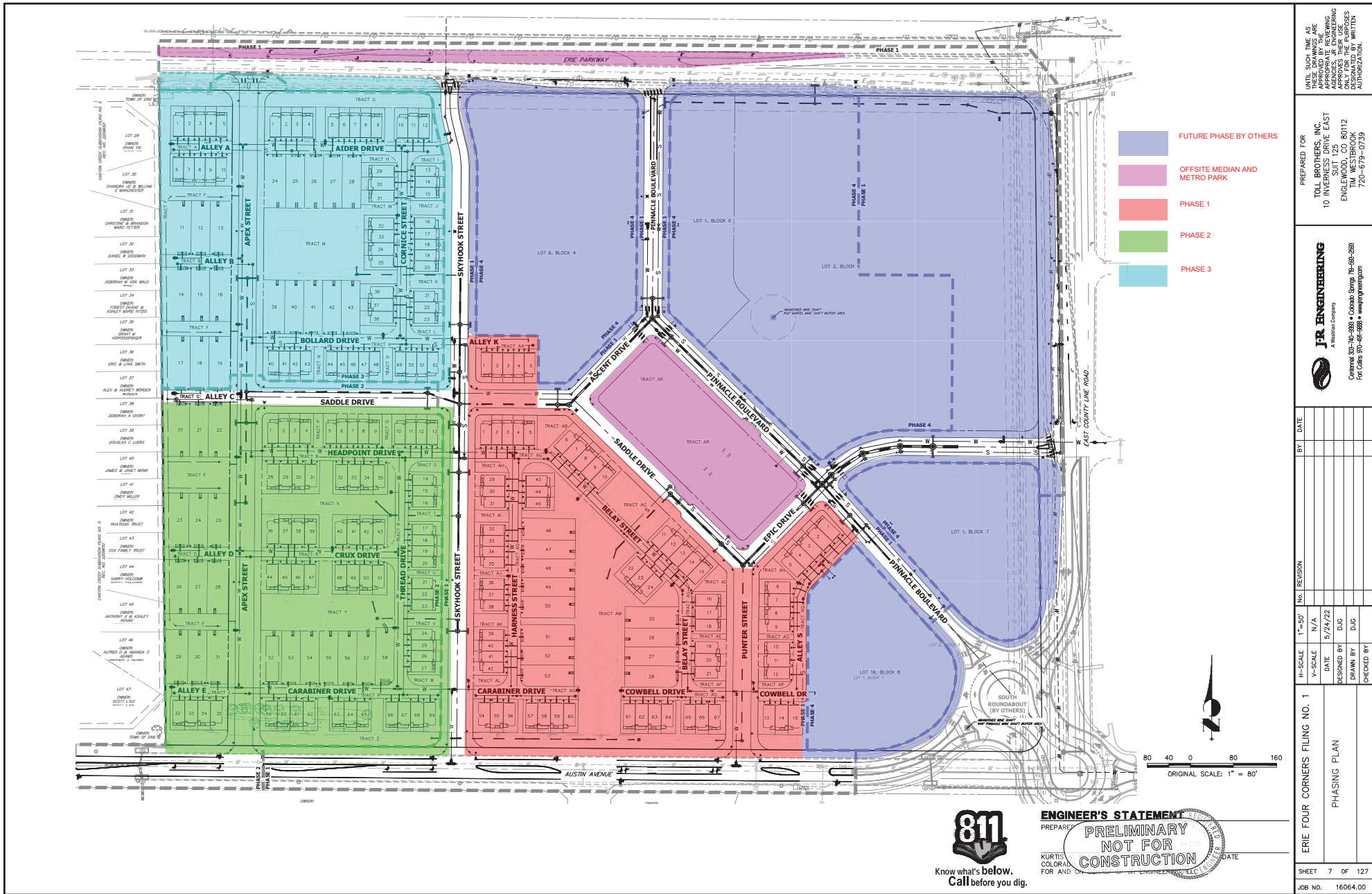
ITEM	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
<b>IRRIGATION</b>				
Backflow Assembly 3/4"	1	ea.	\$ 999.70	\$ 999.70
Backflow Assembly 1"	1	ea.	\$ 999.70	\$ 999.70
Type K Copper Tubing-3/4"	75	L.F.	\$ 15.00	\$ 1,125.00
Type K Copper Tubing-1"	75	L.F.	\$ 20.00	\$ 1,500.00
Backflow Enclosure strong box SBBC-30AL	2	ea.	\$ 780.00	\$ 1,560.00
Flow Sensor Assembly	2	ea.	\$ 812.50	\$ 1,625.00
Master Valve Assembly	2	ea.	\$ 325.00	\$ 650.00
Irrigation Controller - Pedstal mount	2	ea.	\$ 3,432.00	\$ 6,864.00
Class 200 PVC Pipe - Mainline 1-1/4"	1620	L.F.	\$ 1.61	\$ 2,608.20
Class 200 PVC Pipe - Lateral 1"	3740	L.F.	\$ 1.07	\$ 4,001.80
Class 200 PVC Sleeve - 2"	404	L.F.	\$ 3.19	\$ 1,288.76
Class 200 PVC Sleeve - 3"	516	L.F.	\$ 7.51	\$ 3,875.16
Quick Coupler Assembly	5	ea.	\$ 266.50	\$ 1,332.50
Gate Valve Assembly	10	ea.	\$ 464.10	\$ 4,641.00
Remote Control Turf Valve Assembly 1"	33	ea.	\$ 422.50	\$ 13,942.50
Remote Control Drip Valve Assembly 1"	5	ea.	\$ 292.50	\$ 1,462.50
Carson 10" Round Box	15	ea.	\$ 377.00	\$ 5,655.00
Carson Standard box	38	ea.	\$ 551.20	\$ 20,945.60
Pop-up spray Sprinklers W/spray nozzle	222	ea.	\$ 22.75	\$ 5,050.50
Pop-up spray Sprinklers W/ MPR nozzle	24	ea.	\$ 37.05	\$ 889.20
Pop-up Rotor sprinklers I-20-06-SS	47	ea.	\$ 71.50	\$ 3,360.50
Root Watering system w/Bubbler	36	ea.	\$ 117.00	\$ 4,212.00
Single-Outlet Emitter Assembly	1628	ea.	\$ 5.85	\$ 9,523.80
3/4-inch polyethylene drip pipe	2906	L.F.	\$ 0.65	\$ 1,888.90
drip flush cap assembly	47	ea.	\$ 3.90	\$ 183.30
Irrigation control wire 14 AWG, Two-wire	1944	l.s.	\$ 2.60	\$ 5,054.40
Fittings, Wire Connectors, etc.	N/A	l.s.	N/A	\$ 23,152.58

<b>TOTAL</b>	<b>\$ 128,391.60</b>
<b>CONTINGENCY FEE (10%)</b>	<b>\$ 12,839.16</b>
<b>IRRIGATION SUBTOTAL</b>	<b>\$ 141,230.76</b>

## Exhibit C-1

# Erie Four Corners - Phasing Map

## Exhibit C-1



UNTIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES THEIR USE IS PROHIBITED. THIS PLAN IS DESIGNED BY WRITER AUTHORIZATION.	
PREPARED FOR <b>TOLL BROTHERS, INC.</b> 10 INVERNESS DRIVE EAST COLO SPRING, CO 80012 TIM WESTBROOK 720-679-0739	ENGINEER'S STATEMENT PREPARED BY <b>PRELIMINARY</b> <b>NOT FOR</b> <b>CONSTRUCTION</b> KURTIS COLORADO ENGINEERS, P.C. 54570 DATE
PREPARED FOR <b>JR ENGINEERING</b> A National Company  Colorado 302-762-9888 Colorado Spring 762-288-2888 Fort Collins 970-491-8888 www.jrengineering.com	BY DATE No. REVISION 1"=50' V-SCALE DATE 5/24/22 DESIGNED BY DJG DRAWN BY DJG CHECKED BY
Erie Four Corners Filing No. 1 PHASING PLAN	SHEET 7 OF 127 JOB NO. 16064.00



ENGINEER'S STATEMENT  
 PREPARED BY  
**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**  
 KURTIS COLORADO ENGINEERS, P.C.  
 54570  
 DATE