

DEVELOPMENT AGREEMENT
(Compass Filing No. 4)

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2019 (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 CalAtlantic Group, Inc., a corporation with a principal place of business at 9193 South Jamaica Street, 4th Floor, Englewood, CO 80112 ("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 and has submitted a Final Plat for the Compass Filing No. 4 (the "Development"); 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 Project, 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. 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.

b. *Construction Standards.* Developer shall construct the Improvements in accordance with plans and specifications approved by the Town, 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 approved plans or Standards shall be repaired or removed and replaced at Developer's expense.

e. *Rights-of-way and Easements.* Prior to constructing 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. Town Grading and Stormwater Quality Permit.
- 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.

i. *Phasing.* The Development shall be constructed in phases in accordance with **Exhibit C**, attached hereto and incorporated herein by this reference.

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

a. *Streets, Sidewalks and Trails.* Developer shall construct all required street, sidewalk and trail improvements in conformance with the drawings, plans and specifications accepted by the Town 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 Xcel Energy 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 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.

e. *Wastewater.* Developer shall install all required sewer lines and appurtenances. Prior to the issuance of any building permits for the Development, all sanitary sewer improvements shall be substantially completed as determined by the Town.

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

g. *Landscaping.* Developer shall install required landscaping 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 Final Plat, Site Plan, 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. *Fee in Lieu of Open Space Land Dedication.* Prior to recordation of this Agreement, Developer shall pay to the Town \$347,745 as a fee in lieu of dedication to the Town of 7.17 acres of open space.

k. *Signal Improvements.* The Vista Parkway improvements between County Line Road and Quest Drive, including the traffic signal and associated safety improvements as shown on the accepted Compass Filing No. 4 Construction Plans, shall be constructed and operational on or before December 31, 2020.

4. 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 shall receive Initial Acceptance on or before December 31, 2024.

- 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. 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 and make all necessary repairs or replacements.

5. Issuance of Building Permits. The Development will be constructed in phases, as set forth in the Phasing Plan. Prior to the issuance of any building permits for any individual phase, all of the following Improvements shall be installed in such phase and shall have received preliminary approval from the Town: streets, street signage, water, wastewater, drainage facilities, and streetlights. Preliminary approval requires a finding by the Town Engineer that such Improvements are safe to be used during construction.

6. Maintenance.

a. *Improvements.* Unless dedicated to and accepted by the Town for maintenance, all Improvements shall be maintained by Developer. If Developer wishes to transfer maintenance obligations to a special 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 Timing.* To secure the construction and installation of the Improvements, Developer shall provide a letter of credit or cash in an amount equal to 115% of the total costs listed in **Exhibit B** (the "Improvement Guarantee"). Developer shall not commence construction on the Property, including without limitation staking, earth work, overlot grading or the erection of any structure, temporary or otherwise, until the Town has received and approved the Improvement Guarantee.

b. *Draw.* If the Improvements are not constructed or completed within the period of time specified herein, the Town may draw on the Improvement Guarantee of credit to complete the Improvements. If the Improvement Guarantee is to expire within 14 calendar days and Developer has not yet provided a satisfactory replacement, or completed the Improvements, the Town may draw on the Improvement Guarantee 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 the 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 calendar days of a request by Developer.

c. *Reduction.* Upon Initial Acceptance of all of the Improvements, the Improvement Guarantee may be reduced to the amount of 25% of the total actual cost of construction and

installation of the Improvements. The reduced Improvement Guarantee shall be held by the Town during the 2-year warranty period.

8. Reimbursements.

a. *Reimbursements to the Town.* Prior to recordation of this Agreement, Developer shall reimburse the Town for a proportional cost of improvements previously constructed by the Town that benefit the Development, as follows:

- i. \$7,914.66 (\$54.21 per lot for 146 lots) for connecting to the Coal Creek Sanitary Sewer interceptor line that the Town constructed.
- ii. \$59,860.00 (\$410 per lot for 146 lots) for connecting to the North Water Reclamation Facility interceptor line that the Town constructed.

b. *Reimbursements 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 public improvements required under this Agreement. At the time of final approval of a subdivision plat or other development plan for properties that use these public 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 utilities or public improvements.

ii. Subject to Section 12.j. hereof, the Town shall reimburse Developer for the actual incremental cost of the oversizing of the 24" water line in Vista Parkway, in an amount not to exceed \$156,392. Such reimbursement shall occur within 30 days following the Town's Initial Acceptance of the water line.

c. *Reimbursements to Others.* The Development will tie in to certain public improvements previously constructed by the Vista Ridge Metropolitan District (the "District"). Prior to recordation of this Agreement, Developer shall pay to the District \$32,438.28 (\$222.18 per lot for 146 lots) for connecting to the Upper Coal Creek interceptor line that the District constructed.

d. *Neighborhood Park.* The Town will design and construct a neighborhood park on Tract D in Compass Filing No. 1. Developer shall share in the costs of such design and construction, with the acknowledgement that Developer has already dedicated land and paid park impact fees that may be credited towards Developer's share of the costs. Developer and the Town shall use their best efforts to negotiate an agreement regarding the cost-sharing by October 31, 2020; provided that, if no agreement is executed by such time, the Town will not issue any further certificates of occupancy for the Development.

9. 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 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.

10. 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.

11. 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).

12. 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 remedies include, but are not limited to:

- 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 security given for the completion of the Improvements 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 Performance 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.

13. 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 in Boulder 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, constitute the entire understanding and agreement of the Parties, integrates all the terms and conditions mentioned herein or incidental thereto, and supersedes all negotiations or previous arrangements between the Parties with respect to any and all of the subject matter hereof.

i. *Recordation.* This Agreement shall be recorded in the real estate records of the Boulder County Clerk and Recorder, and shall be a covenant running with the Property.

j. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is

EXHIBITS LIST

EXHIBIT A – Legal Description

EXHIBIT B – Improvements

EXHIBIT C – Phasing Plan

EXHIBIT A
Legal Description

EXHIBIT A – COMPASS FILING NO. 4

PARCEL A

TRACTS B, C, AND J, COMPASS FILING NO. 1 RECORDED FEBRUARY 13, 2015 AT RECEPTION NO. 03427560 OF THE RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

SAID PARCEL CONTAINS AN AREA OF 900,155 SQUARE FEET OR 20.67 ACRES, MORE OR LESS.

RIGHT-OF-WAY PARCEL

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 25, AND CONSIDERING THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 25 TO BEAR NORTH 89°42'40" WEST, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE NORTH 89°42'40" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD (COUNTY ROAD NO. 901), SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°42'40" WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 360.86 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°18'50", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 53.93 FEET, AND A CHORD THAT BEARS NORTH 80°37'55" EAST A DISTANCE OF 53.68 FEET;

THENCE NORTH 70°58'30" EAST A DISTANCE OF 52.88 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°18'50", A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 80.90 FEET, AND A CHORD THAT BEARS NORTH 80°37'55" EAST A DISTANCE OF 80.52 FEET;

THENCE SOUTH 89°42'40" EAST A DISTANCE OF 142.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°57'20", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.75 FEET, AND A CHORD THAT BEARS NORTH 44°48'40" EAST A DISTANCE OF 28.52 FEET;

THENCE NORTH 00°40'00" WEST A DISTANCE OF 278.78 FEET;

THENCE NORTH 03°55'56" EAST A DISTANCE OF 187.08 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF EAST COUNTY LINE ROAD (COUNTY ROAD NO. 901);

THENCE SOUTH 00°40'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 525.85 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 16,974 SQUARE FEET, OR 0.390 ACRES, MORE OR LESS.

SAID PARCEL A AND RIGHT-OF-WAY PARCEL CONTAIN A COMBINED AREA OF 917,129 SQUARE FEET, OR 21.054 ACRES, MORE OR LESS.

EXHIBIT B
Improvements

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PUBLIC ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
<u>I. PUBLIC STREET IMPROVEMENTS</u>					
1001	6 INCH VERTICAL CURB WITH 2 FT. GUTTER	4050	LF	\$ 12.50	\$ 50,625.00
1009	CURB RETURNS W/ HCR'S (LOCAL - 1 RAMP)	6	EA	\$ 2,050.00	\$ 12,300.00
1011	MID-BLOCK HCR'S	9	EA	\$ 1,200.00	\$ 10,800.00
1013	8 FT. CROSSPANS	2	EA	\$ 1,000.00	\$ 2,000.00
1054	SUBGRADE PLACEMENT (8" est.)	9,620	SY	\$ 13.00	\$ 125,060.00
1053	ASPHALT (4.0")	9,620	SY	\$ 19.50	\$ 187,590.00
1005	5 FT. DETACHED WALK (6")	4,510	LF	\$ 20.00	\$ 90,200.00
1007	8 FT. DETACHED WALK (6")	570	LF	\$ 25.00	\$ 14,250.00
SUBTOTAL I					\$ 492,825.00
<u>II. STORM SEWER IMPROVEMENTS</u>					
2008	36" RCP STORM SEWER	450	LF	\$ 108.00	\$ 48,600.00
2010	24" RCP STORM SEWER	610	LF	\$ 68.00	\$ 41,480.00
2011	18" RCP STORM SEWER	870	LF	\$ 46.00	\$ 40,020.00
2008	30"x19" ECP STORM SEWER	200	LF	\$ 108.00	\$ 21,600.00
2022	CDOT TYPE "C" INLET	6	EA	\$ 3,500.00	\$ 21,000.00
2024	15' TYPE "R" INLET	6	EA	\$ 13,000.00	\$ 78,000.00
2025	10' TYPE "R" INLET	3	EA	\$ 8,000.00	\$ 24,000.00
2026	5' TYPE "R" INLET	1	EA	\$ 4,500.00	\$ 4,500.00
2029	5' DIAM. STORM MANHOLE	1	EA	\$ 3,387.00	\$ 3,387.00
2030	4' DIAM. STORM MANHOLE	8	EA	\$ 2,610.00	\$ 20,880.00
2033	TYPE M RIP-RAP	80	CY	\$ 100.00	\$ 8,000.00
2041	FINE GRADING FOR DETENTION POND	4350	SY	\$ 1.50	\$ 6,525.00
2046	TRASHRACK	1	EA	\$ 500.00	\$ 500.00
2051	POND ACCESS DRIVE (CLASS 6 ROADBASE)	3700	SF	\$ 1.00	\$ 3,700.00
2054	Type D Outlet Structue	1	EA	\$ 20,000.00	\$ 20,000.00
2055	CONNECT TO EXISTING	1	EA	\$ 1,500.00	\$ 1,500.00
2058	TRICKLE CHANNEL	340	LF	\$ 18.00	\$ 6,120.00
2059	FOREBAY	3	EA	\$ 10,000.00	\$ 30,000.00
SUBTOTAL II					\$ 379,812.00
<u>III. SANITARY SEWER IMPROVEMENTS</u>					
3002	8" PVC	5070	LF	\$ 35.00	\$ 177,450.00
3004	4' DIAM. SANITARY MANHOLE 12 FT CUT	29	EA	\$ 3,000.00	\$ 87,000.00
3015	TESTING	5070	LF	\$ 1.70	\$ 8,619.00
3000	6" PVC UNDER DRAIN	5070	LF	\$ 12.00	\$ 60,840.00
3001	UNDER DRAIN CLEANOUT	29	EA	\$ 400.00	\$ 11,600.00
3018	CONNECT TO EXISTING	2	EA	\$ 1,500.00	\$ 3,000.00
SUBTOTAL III					\$ 348,509.00

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PUBLIC ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
IV. WATER SYSTEM IMPROVEMENTS					
4003	STD. FIRE HYDRANT ASSEMBLY	15	EA	\$ 3,300.00	\$ 49,500.00
4013	8" PVC, C900 WATERLINE	6080	LF	\$ 30.00	\$ 182,400.00
4019	8" x 8" CROSS	3	EA	\$ 850.00	\$ 2,550.00
4017	8" GATE VALVE	50	EA	\$ 1,900.00	\$ 95,000.00
4018	8" x 8" TEE	16	EA	\$ 850.00	\$ 13,600.00
4048	90 Degree Bend w/ K.B.	1	EA	\$ 780.00	\$ 780.00
4047	45 Degree Bend w/ K.B.	10	EA	\$ 780.00	\$ 7,800.00
4050	CONNECT TO EXISTING WATERLINE	2	EA	\$ 1,500.00	\$ 3,000.00
SUBTOTAL IV					\$ 354,630.00
V. EROSION CONTROL MEASURES					
7010	INLET PROTECTION, CURB ON SUMP	4	EA	\$ 300.00	\$ 1,200.00
7012	INLET PROTECTION, CURB ON-GRADE	10	EA	\$ 180.00	\$ 1,800.00
7016	CURB SOCK	24	EA	\$ 100.00	\$ 2,400.00
SUBTOTAL V					\$ 5,400.00
VI. LANDSCAPE IMPROVEMENTS					
	DECIDUOUS TREES	93	EA	\$ 480.00	\$ 44,640.00
	ORNAMENTAL TREES	5	EA	\$ 375.00	\$ 1,875.00
	EVERGREEN TREES	2	EA	\$ 550.00	\$ 1,100.00
	EVERGREEN SHRUBS	31	EA	\$ 45.00	\$ 1,395.00
	DECIDUOUS SHRUBS	248	EA	\$ 35.00	\$ 8,680.00
	ORNAMENTAL GRASSES	63	EA	\$ 35.00	\$ 2,205.00
	ORNAMENTAL GRASSES/PERENNIALS	210	EA	\$ 18.00	\$ 3,780.00
	IRRIGATED BLUEGRASS SOD	35164	SF	\$ 0.60	\$ 21,098.40
	SHREDDED CEDAR MULCH	6022	SF	\$ 0.97	\$ 5,841.34
	SOIL PREP & FINE GRADING	41181	SF	\$ 0.20	\$ 8,236.20
	STEEL EDGER	868	LF	\$ 3.25	\$ 2,821.00
	TRAIL STOP SIGN	2	EA	\$ 500.00	\$ 1,000.00
	MAILBOX KIOSK	10	EA	\$ 1,900.00	\$ 19,000.00
SUBTOTAL VI					\$ 121,671.94

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PUBLIC ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
SUMMARY					
	I. PUBLIC STREET IMPROVEMENTS			\$	492,825.00
	II. STORM SEWER IMPROVEMENTS			\$	379,812.00
	III. SANITARY SEWER IMPROVEMENTS			\$	348,509.00
	IV. WATER SYSTEM IMPROVEMENTS			\$	354,630.00
	V. EROSION CONTROL MEASURES			\$	5,400.00
	VI. LANDSCAPE IMPROVEMENTS			\$	121,671.94
	TOTAL			\$	1,702,847.94
	CONTINGENCY & NON-ITEMIZED IMPROVEMENTS (15%)			\$	255,427.19
OVERALL PUBLIC ONSITE TOTAL					\$ 1,958,275.13

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PUBLIC OFFSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
<u>I. COUNTY LINE ROAD WIDENING (SOUTH OF VISTA PARKWAY)</u>					
1001	6 INCH VERTICAL CURB WITH 2 FT. GUTTER	570	LF	\$ 12.50	\$ 7,125.00
1029	1' SAWCUT ASPHALT REMOVAL	780	LF	\$ 20.00	\$ 15,600.00
1030	ASPHALT VARIABLE ROTOMILL (2" AVG.)	1520	SY	\$ 3.00	\$ 4,560.00
1033	ASPHALT OVERLAY (est. 2.0")	1520	SY	\$ 9.00	\$ 13,680.00
1017	FULL DEPTH ASPHALT (8.0" est.)	1945	SY	\$ 28.20	\$ 54,849.00
1020	SUBGRADE PLACEMENT (12" est.)	1945	SY	\$ 12.00	\$ 23,340.00
1007	8 FT. DETACHED WALK (6")	570	LF	\$ 25.00	\$ 14,250.00
	STRIPING	2500	LF	\$ 1.10	\$ 2,750.00
1021	SIGNAGE	5	EA	\$ 400.00	\$ 2,000.00
				SUBTOTAL I	\$ 138,154.00
<u>II. COUNTY LINE ROAD WIDENING (NORTH OF VISTA PARKWAY)</u>					
1029	1' SAWCUT ASPHALT REMOVAL	275	LF	\$ 20.00	\$ 5,500.00
1030	ASPHALT VARIABLE ROTOMILL (2" AVG.)	675	SY	\$ 3.00	\$ 2,025.00
1033	ASPHALT OVERLAY (est. 2.0")	675	SY	\$ 9.00	\$ 6,075.00
1017	FULL DEPTH ASPHALT (8.0" est.)	350	SY	\$ 28.20	\$ 9,870.00
1020	SUBGRADE PLACEMENT (12" est.)	350	SY	\$ 12.00	\$ 4,200.00
	STRIPING	1500	LF	\$ 1.10	\$ 1,650.00
1021	SIGNAGE	4	EA	\$ 400.00	\$ 1,600.00
				SUBTOTAL II	\$ 30,920.00
<u>III. VISTA PARKWAY STREET IMPROVEMENTS</u>					
1001	6 INCH VERTICAL CURB WITH 2 FT. GUTTER	2290	LF	\$ 12.50	\$ 28,625.00
1052	ASPHALT (4.5")	4315	SY	\$ 20.00	\$ 86,300.00
1054	SUBGRADE PLACEMENT (8" est.)	4315	SY	\$ 13.00	\$ 56,095.00
1021	SIGNAGE	6	EA	\$ 400.00	\$ 2,400.00
1027	STREET LIGHTING	5	EA	\$ 1,200.00	\$ 6,000.00
1045	CONCRETE CROSSPAN	480	SF	\$ 8.00	\$ 3,840.00
1009	CURB RETURNS W/ HCR'S (LOCAL - 1 RAMP)	4	EA	\$ 2,050.00	\$ 8,200.00
1005	5 FT. DETACHED WALK (6")	1110	LF	\$ 20.00	\$ 22,200.00
1008	10 FT. DETACHED WALK (6")	1120	LF	\$ 30.00	\$ 33,600.00
	SIGNALIZED INTERSECTION	1	EA	\$ 320,000.00	\$ 320,000.00
				SUBTOTAL III	\$ 567,260.00
<u>IV. STORM SEWER IMPROVEMENTS</u>					
2024	15' TYPE "R" INLET	2	EA	\$ 13,000.00	\$ 26,000.00
2025	10' TYPE "R" INLET	1	EA	\$ 8,000.00	\$ 8,000.00
2029	5' DIAM. STORM MANHOLE	3	EA	\$ 3,387.00	\$ 10,161.00
2010	24" RCP STORM SEWER	100	LF	\$ 68.00	\$ 6,800.00
2011	18" RCP STORM SEWER	530	LF	\$ 46.00	\$ 24,380.00
	UTILITY LOWERINGS	2	EA	\$ 3,000.00	\$ 6,000.00
				SUBTOTAL IV	\$ 81,341.00

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PUBLIC OFFSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
V. WATER IMPROVEMENTS-VISTA PARKWAY					
4052	TESTING	1150	LF	\$ 2.00	\$ 2,300.00
4053	24" PVC, C900 WATERLINE	1150	LF	\$ 100.00	\$ 115,000.00
4014	12" PVC, C900 WATERLINE	25	LF	\$ 60.00	\$ 1,500.00
4054	24" GATE VALVE	4	EA	\$ 3,000.00	\$ 12,000.00
4057	24"x12" TEE	1	EA	\$ 900.00	\$ 900.00
4042	12"x8" REDUCER	1	EA	\$ 420.00	\$ 420.00
4003	STD. FIRE HYDRANT ASSEMBLY	2	EA	\$ 3,300.00	\$ 6,600.00
4055	6" TAPPING SADDLE	2	EA	\$ 3,000.00	\$ 6,000.00
4056	11 Degree Bend w/ K.B.	2	EA	\$ 1,200.00	\$ 2,400.00
4050	CONNECT TO EXISTING WATERLINE	2	EA	\$ 1,500.00	\$ 3,000.00
4058	Vertical 45 Degree Bend w/ K.B.	4	EA	\$ 780.00	\$ 3,120.00
SUBTOTAL V					\$ 153,240.00

VI. LANDSCAPE IMPROVEMENTS

DECIDUOUS TREES	93	EA	\$ 480.00	\$ 44,640.00	
ORNAMENTAL TREES	4	EA	\$ 375.00	\$ 1,500.00	
EVERGREEN TREES	2	EA	\$ 550.00	\$ 1,100.00	
EVERGREEN SHRUBS	30	EA	\$ 45.00	\$ 1,350.00	
DECIDUOUS SHRUBS	247	EA	\$ 35.00	\$ 8,645.00	
ORNAMENTAL GRASSES	62	EA	\$ 35.00	\$ 2,170.00	
ORNAMENTAL GRASSES/PERENNIALS	210	EA	\$ 18.00	\$ 3,780.00	
IRRIGATED BLUEGRASS SOD	35160	SF	\$ 0.60	\$ 21,096.00	
SHREDDED CEDAR MULCH	6022	SF	\$ 0.97	\$ 5,841.34	
SOIL PREP & FINE GRADING	41181	SF	\$ 0.20	\$ 8,236.20	
SUBTOTAL VI					\$ 98,358.54

SUMMARY

I. COUNTY LINE ROAD WIDENING (SOUTH OF VISTA PARKWAY)	\$ 138,154.00
II. COUNTY LINE ROAD WIDENING (NORTH OF VISTA PARKWAY)	\$ 30,920.00
III. VISTA PARKWAY STREET IMPROVEMENTS	\$ 567,260.00
IV. STORM SEWER IMPROVEMENTS	\$ 81,341.00
V. WATER IMPROVEMENTS-VISTA PARKWAY	\$ 153,240.00
VI. LANDSCAPE IMPROVEMENTS	\$ 98,358.54
TOTAL	\$ 1,069,273.54
CONTINGENCY & NON-ITEMIZED IMPROVEMENTS (15%)	\$ 160,391.03

OVERALL PUBLIC OFFSITE TOTAL **\$ 1,229,664.57**

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PRIVATE ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
<u>I. STREET IMPROVEMENTS</u>					
1054	SUBGRADE PLACEMENT (8" est.)	9,000	SY	\$ 13.00	\$ 117,000.00
1055	CONCRETE PAVEMENT - ALLEY	9,000	SY	\$ 20.00	\$ 180,000.00
1005	5 FT. DETACHED WALK (6")	1,290	LF	\$ 20.00	\$ 25,800.00
1006	6 FT. DETACHED WALK (6")	510	LF	\$ 22.00	\$ 11,220.00
1006	7 FT. DETACHED WALK (6")	350	LF	\$ 22.00	\$ 7,700.00
1007	8 FT. DETACHED WALK (6")	1,950	LF	\$ 25.00	\$ 48,750.00
1008	10 FT. DETACHED WALK (6")	162	LF	\$ 30.00	\$ 4,860.00
SUBTOTAL I					\$ 395,330.00
<u>II. STORM SEWER IMPROVEMENTS</u>					
2011	18" RCP STORM SEWER	190	LF	\$ 46.00	\$ 8,740.00
2022	CDOT TYPE "C" INLET	4	EA	\$ 3,500.00	\$ 14,000.00
SUBTOTAL II					\$ 22,740.00
<u>III. SANITARY SEWER IMPROVEMENTS</u>					
3012	SEWER SERVICE	146	EA	\$ 1,000.00	\$ 146,000.00
SUBTOTAL III					\$ 146,000.00
<u>IV. WATER SYSTEM IMPROVEMENTS</u>					
4006	WATER SERVICE W/ METER PIT	146	EA	\$ 1,200.00	\$ 175,200.00
SUBTOTAL IV					\$ 175,200.00
<u>V. EROSION CONTROL MEASURES</u>					
7002	CONCRETE WASHOUT AREA	2	EA	\$ 750.00	\$ 1,500.00
7005	OUTLET PROTECTION	4	EA	\$ 180.00	\$ 720.00
7011	INLET PROTECTION, FOR AREA INLETS	9	EA	\$ 290.00	\$ 2,610.00
7015	PORTABLE TOILET PROTECTION	1	EA	\$ 75.00	\$ 75.00
7021	SILT FENCE	4830	LF	\$ 1.25	\$ 6,037.50
7022	SURFACE ROUGHENING	17.2	AC	\$ 175.00	\$ 3,010.00
7027	TEMPORARY SEEDING & MULCHING	9.85	AC	\$ 250.00	\$ 2,462.50
7028	PERMANENT SEEDING	7.35	AC	\$ 250.00	\$ 1,837.50
7024	STABILIZED STAGING AREA	1	EA	\$ 500.00	\$ 500.00
7025	VEHICLE TRACKING CONTROL	0.14	AC	\$ 1,750.00	\$ 245.00
SUBTOTAL V					\$ 18,997.50

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PHASE 1 - PUBLIC ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
<u>I. PUBLIC STREET IMPROVEMENTS</u>					
1001	6 INCH VERTICAL CURB WITH 2 FT. GUTTER	1800	LF	\$ 12.50	\$ 22,500.00
1009	CURB RETURNS W/ HCR'S (LOCAL - 1 RAMP)	6	EA	\$ 2,050.00	\$ 12,300.00
1011	MID-BLOCK HCR'S	2	EA	\$ 1,200.00	\$ 2,400.00
1054	SUBGRADE PLACEMENT (8" est.)	3,000	SY	\$ 13.00	\$ 39,000.00
1053	ASPHALT (4.0")	3,000	SY	\$ 19.50	\$ 58,500.00
1005	5 FT. DETACHED WALK (6")	1,800	LF	\$ 20.00	\$ 36,000.00
SUBTOTAL I					\$ 170,700.00
<u>II. STORM SEWER IMPROVEMENTS</u>					
2011	18" RCP STORM SEWER	540	LF	\$ 46.00	\$ 24,840.00
2024	15' TYPE "R" INLET	2	EA	\$ 13,000.00	\$ 26,000.00
2026	5' TYPE "R" INLET	1	EA	\$ 4,500.00	\$ 4,500.00
2030	4' DIAM. STORM MANHOLE	3	EA	\$ 2,610.00	\$ 7,830.00
2033	TYPE M RIP-RAP	80	CY	\$ 100.00	\$ 8,000.00
2041	FINE GRADING FOR DETENTION POND	4350	SY	\$ 1.50	\$ 6,525.00
2046	TRASHRACK	1	EA	\$ 500.00	\$ 500.00
2051	POND ACCESS DRIVE (CLASS 6 ROADBASE)	3700	SF	\$ 1.00	\$ 3,700.00
2054	Type D Outlet Structue	1	EA	\$ 20,000.00	\$ 20,000.00
2055	CONNECT TO EXISTING	1	EA	\$ 1,500.00	\$ 1,500.00
2058	TRICKLE CHANNEL	340	LF	\$ 18.00	\$ 6,120.00
2059	FOREBAY	3	EA	\$ 10,000.00	\$ 30,000.00
SUBTOTAL II					\$ 139,515.00
<u>III. SANITARY SEWER IMPROVEMENTS</u>					
3002	8" PVC	1900	LF	\$ 35.00	\$ 66,500.00
3004	4' DIAM. SANITARY MANHOLE 12 FT CUT	11	EA	\$ 3,000.00	\$ 33,000.00
3015	TESTING	1900	LF	\$ 1.70	\$ 3,230.00
3000	6" PVC UNDER DRAIN	1900	LF	\$ 12.00	\$ 22,800.00
3001	UNDER DRAIN CLEANOUT	11	EA	\$ 400.00	\$ 4,400.00
3018	CONNECT TO EXISTING	2	EA	\$ 1,500.00	\$ 3,000.00
SUBTOTAL III					\$ 132,930.00

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PHASE 1 - PUBLIC ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
IV. WATER SYSTEM IMPROVEMENTS					
4003	STD. FIRE HYDRANT ASSEMBLY	3	EA	\$ 3,300.00	\$ 9,900.00
4013	8" PVC, C900 WATERLINE	1520	LF	\$ 30.00	\$ 45,600.00
4019	8" x 8" CROSS	1	EA	\$ 850.00	\$ 850.00
4017	8" GATE VALVE	18	EA	\$ 1,900.00	\$ 34,200.00
4018	8" x 8" TEE	5	EA	\$ 850.00	\$ 4,250.00
4047	45 Degree Bend w/ K.B.	2	EA	\$ 780.00	\$ 1,560.00
4050	CONNECT TO EXISTING WATERLINE	2	EA	\$ 1,500.00	\$ 3,000.00
SUBTOTAL IV					\$ 99,360.00
V. EROSION CONTROL MEASURES					
7010	INLET PROTECTION, CURB ON SUMP	2	EA	\$ 300.00	\$ 600.00
7012	INLET PROTECTION, CURB ON-GRADE	4	EA	\$ 180.00	\$ 720.00
7016	CURB SOCK	6	EA	\$ 100.00	\$ 600.00
SUBTOTAL V					\$ 1,920.00
VI. LANDSCAPE IMPROVEMENTS					
	DECIDUOUS TREES	23	EA	\$ 480.00	\$ 11,040.00
	ORNAMENTAL TREES	1	EA	\$ 375.00	\$ 375.00
	EVERGREEN TREES	1	EA	\$ 550.00	\$ 550.00
	EVERGREEN SHRUBS	8	EA	\$ 45.00	\$ 360.00
	DECIDUOUS SHRUBS	57	EA	\$ 35.00	\$ 1,995.00
	ORNAMENTAL GRASSES	16	EA	\$ 35.00	\$ 560.00
	ORNAMENTAL GRASSES/PERENNIALS	52	EA	\$ 18.00	\$ 936.00
	IRRIGATED BLUEGRASS SOD	8800	SF	\$ 0.60	\$ 5,280.00
	SHREDDED CEDAR MULCH	1510	SF	\$ 0.97	\$ 1,464.70
	SOIL PREP & FINE GRADING	10500	SF	\$ 0.20	\$ 2,100.00
	STEEL EDGER	224	LF	\$ 3.25	\$ 728.00
	TRAIL STOP SIGN	2	EA	\$ 500.00	\$ 1,000.00
	MAILBOX KIOSK	3	EA	\$ 1,900.00	\$ 5,700.00
SUBTOTAL VI					\$ 32,088.70

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PHASE 1 - PUBLIC ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
SUMMARY					
	I. PUBLIC STREET IMPROVEMENTS			\$	170,700.00
	II. STORM SEWER IMPROVEMENTS			\$	139,515.00
	III. SANITARY SEWER IMPROVEMENTS			\$	132,930.00
	IV. WATER SYSTEM IMPROVEMENTS			\$	99,360.00
	V. EROSION CONTROL MEASURES			\$	1,920.00
	VI. LANDSCAPE IMPROVEMENTS			\$	32,088.70
	TOTAL			\$	576,513.70
	CONTINGENCY & NON-ITEMIZED IMPROVEMENTS (15%)			\$	86,477.06
OVERALL PHASE 1 PUBLIC ONSITE TOTAL					\$ 662,990.76

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PHASE 1 - PUBLIC OFFSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
<u>I. VISTA PARKWAY STREET IMPROVEMENTS</u>					
1001	6 INCH VERTICAL CURB WITH 2 FT. GUTTER	1000	LF	\$ 12.50	\$ 12,500.00
1052	ASPHALT (4.5")	1800	SY	\$ 20.00	\$ 36,000.00
1054	SUBGRADE PLACEMENT (8" est.)	1800	SY	\$ 13.00	\$ 23,400.00
1021	SIGNAGE	2	EA	\$ 400.00	\$ 800.00
1027	STREET LIGHTING	2	EA	\$ 1,200.00	\$ 2,400.00
1045	CONCRETE CROSSPAN	480	SF	\$ 8.00	\$ 3,840.00
1009	CURB RETURNS W/ HCR'S (LOCAL - 1 RAMP)	2	EA	\$ 2,050.00	\$ 4,100.00
1005	5 FT. DETACHED WALK (6")	500	LF	\$ 20.00	\$ 10,000.00
1008	10 FT. DETACHED WALK (6")	500	LF	\$ 30.00	\$ 15,000.00
SUBTOTAL I					\$ 108,040.00
<u>II. STORM SEWER IMPROVEMENTS</u>					
2024	15' TYPE "R" INLET	2	EA	\$ 13,000.00	\$ 26,000.00
2025	10' TYPE "R" INLET	1	EA	\$ 8,000.00	\$ 8,000.00
2029	5' DIAM. STORM MANHOLE	3	EA	\$ 3,387.00	\$ 10,161.00
2010	24" RCP STORM SEWER	100	LF	\$ 68.00	\$ 6,800.00
2011	18" RCP STORM SEWER UTILITY LOWERINGS	530	LF	\$ 46.00	\$ 24,380.00
		2	EA	\$ 3,000.00	\$ 6,000.00
SUBTOTAL II					\$ 81,341.00
<u>III. WATER IMPROVEMENTS-VISTA PARKWAY</u>					
4052	TESTING	1150	LF	\$ 2.00	\$ 2,300.00
4053	24" PVC, C900 WATERLINE	1150	LF	\$ 100.00	\$ 115,000.00
4014	12" PVC, C900 WATERLINE	25	LF	\$ 60.00	\$ 1,500.00
4054	24" GATE VALVE	4	EA	\$ 3,000.00	\$ 12,000.00
4057	24"x12" TEE	1	EA	\$ 900.00	\$ 900.00
4042	12"x8" REDUCER	1	EA	\$ 420.00	\$ 420.00
4003	STD. FIRE HYDRANT ASSEMBLY	2	EA	\$ 3,300.00	\$ 6,600.00
4055	6" TAPPING SADDLE	2	EA	\$ 3,000.00	\$ 6,000.00
4056	11 Degree Bend w/ K.B.	2	EA	\$ 1,200.00	\$ 2,400.00
4050	CONNECT TO EXISTING WATERLINE	2	EA	\$ 1,500.00	\$ 3,000.00
4058	Vertical 45 Degree Bend w/ K.B.	4	EA	\$ 780.00	\$ 3,120.00
SUBTOTAL III					\$ 153,240.00

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PHASE 1 - PUBLIC OFFSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
	DECIDUOUS TREES	23	EA	\$ 480.00	\$ 11,040.00
	ORNAMENTAL TREES	1	EA	\$ 375.00	\$ 375.00
	EVERGREEN TREES	1	EA	\$ 550.00	\$ 550.00
	EVERGREEN SHRUBS	8	EA	\$ 45.00	\$ 360.00
	DECIDUOUS SHRUBS	62	EA	\$ 35.00	\$ 2,170.00
	ORNAMENTAL GRASSES	15	EA	\$ 35.00	\$ 525.00
	ORNAMENTAL GRASSES/PERENNIALS	52	EA	\$ 18.00	\$ 936.00
	IRRIGATED BLUEGRASS SOD	8900	SF	\$ 0.60	\$ 5,340.00
	SHREDDED CEDAR MULCH	1510	SF	\$ 0.97	\$ 1,464.70
	SOIL PREP & FINE GRADING	10320	SF	\$ 0.20	\$ 2,064.00
			SUBTOTAL IV		\$ 24,824.70

SUMMARY

I. VISTA PARKWAY STREET IMPROVEMENTS	\$ 108,040.00
II. STORM SEWER IMPROVEMENTS	\$ 81,341.00
III. WATER IMPROVEMENTS-VISTA PARKWAY	\$ 153,240.00
IV. LANDSCAPE IMPROVEMENTS	\$ 24,824.70
TOTAL	\$ 367,445.70
CONTINGENCY & NON-ITEMIZED IMPROVEMENTS (15%)	\$ 55,116.86

OVERALL PHASE 1 PUBLIC OFFSITE TOTAL **\$ 422,562.56**

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PHASE 1 - PRIVATE ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
<u>I. STREET IMPROVEMENTS</u>					
1054	SUBGRADE PLACEMENT (8" est.)	1,550	SY	\$ 13.00	\$ 20,150.00
1055	CONCRETE PAVEMENT - ALLEY	1,550	SY	\$ 20.00	\$ 31,000.00
1006	6 FT. DETACHED WALK (6")	140	LF	\$ 22.00	\$ 3,080.00
1007	8 FT. DETACHED WALK (6")	140	LF	\$ 25.00	\$ 3,500.00
SUBTOTAL I					\$ 57,730.00
<u>II. SANITARY SEWER IMPROVEMENTS</u>					
3012	SEWER SERVICE	26	EA	\$ 1,000.00	\$ 26,000.00
SUBTOTAL II					\$ 26,000.00
<u>III. WATER SYSTEM IMPROVEMENTS</u>					
4006	WATER SERVICE W/ METER PIT	26	EA	\$ 1,200.00	\$ 31,200.00
SUBTOTAL III					\$ 31,200.00
<u>IV. EROSION CONTROL MEASURES</u>					
7002	CONCRETE WASHOUT AREA	1	EA	\$ 750.00	\$ 750.00
7005	OUTLET PROTECTION	2	EA	\$ 180.00	\$ 360.00
7011	INLET PROTECTION, FOR AREA INLETS	2	EA	\$ 290.00	\$ 580.00
7015	PORTABLE TOILET PROTECTION	1	EA	\$ 75.00	\$ 75.00
7021	SILT FENCE	4830	LF	\$ 1.25	\$ 6,037.50
7022	SURFACE ROUGHENING	17.2	AC	\$ 175.00	\$ 3,010.00
7027	TEMPORARY SEEDING & MULCHING	9.85	AC	\$ 250.00	\$ 2,462.50
7028	PERMANENT SEEDING	7.35	AC	\$ 250.00	\$ 1,837.50
7024	STABILIZED STAGING AREA	1	EA	\$ 500.00	\$ 500.00
7025	VEHICLE TRACKING CONTROL	0.14	AC	\$ 1,750.00	\$ 245.00
SUBTOTAL IV					\$ 15,857.50

**ENGINEER'S PRELIMINARY ESTIMATE
COMPASS FILING 4**

PHASE 1 - PRIVATE ONSITE: SUMMARY OF IMPROVEMENTS

ITEM NO.	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL COST
V. LANDSCAPE IMPROVEMENTS					
	DECIDUOUS TREES	9	EA	\$ 480.00	\$ 4,320.00
	ORNAMENTAL TREES	15	EA	\$ 375.00	\$ 5,625.00
	EVERGREEN TREES	9	EA	\$ 550.00	\$ 4,950.00
	DECIDUOUS SHRUBS	82	EA	\$ 45.00	\$ 3,690.00
	DECIDUOUS SHRUBS	415	EA	\$ 35.00	\$ 14,525.00
	ORNAMENTAL GRASSES	190	EA	\$ 35.00	\$ 6,650.00
	ORNAMTNTAL GRASSES/ERENNIALS	76	EA	\$ 18.00	\$ 1,368.00
	NON-IRRIGATED NATIVE SEED MIX	11050	SF	\$ 0.19	\$ 2,099.50
	NON-IRRIGATED MOIST SWALE SEED MIX	6800	SF	\$ 0.19	\$ 1,292.00
	IRRIGATED BLUEGRASS SOD	15800	SF	\$ 0.60	\$ 9,480.00
	SHREDDDED CEDAR MULCH	9210	SF	\$ 0.97	\$ 8,933.70
	RIVER ROCK MULCH	2660	SF	\$ 2.80	\$ 7,448.00
	SOIL PREP & FINE GRADING	28100	SF	\$ 0.20	\$ 5,620.00
	STEEL EDGER	740	LF	\$ 3.25	\$ 2,405.00
	CONCRETE EDGER	220	LF	\$ 46.00	\$ 10,120.00
	SPLIT RAIL FENCE	360	LF	\$ 25.00	\$ 9,000.00
	FENCE COLUMN	12	EA	\$ 2,200.00	\$ 26,400.00
	SUBTOTAL V				\$ 123,926.20

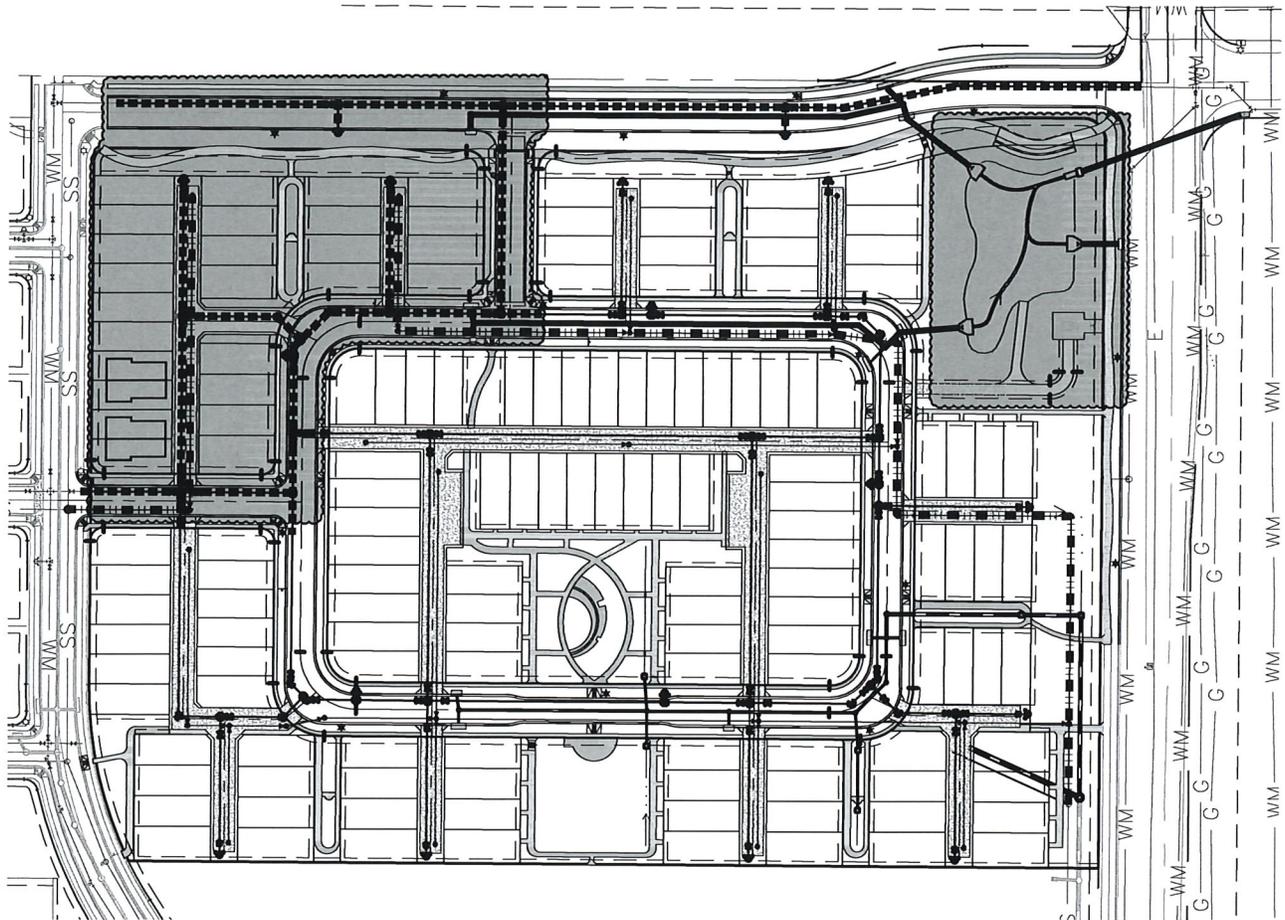
SUMMARY

I. STREET IMPROVEMENTS	\$ 57,730.00
II. SANITARY SEWER IMPROVEMENTS	\$ 26,000.00
III. WATER SYSTEM IMPROVEMENTS	\$ 31,200.00
IV. EROSION CONTROL MEASURES	\$ 15,857.50
V. LANDSCAPE IMPROVEMENTS	\$ 123,926.20
TOTAL	\$ 254,713.70
CONTINGENCY & NON-ITEMIZED IMPROVEMENTS (15%)	\$ 38,207.06

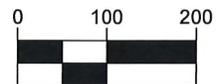
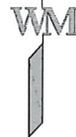
OVERALL PHASE 1 PRIVATE ONSITE TOTAL **\$ 292,920.76**

EXHIBIT C
Phasing Plan

COMPASS FILING NO. 4 PHASING PLAN



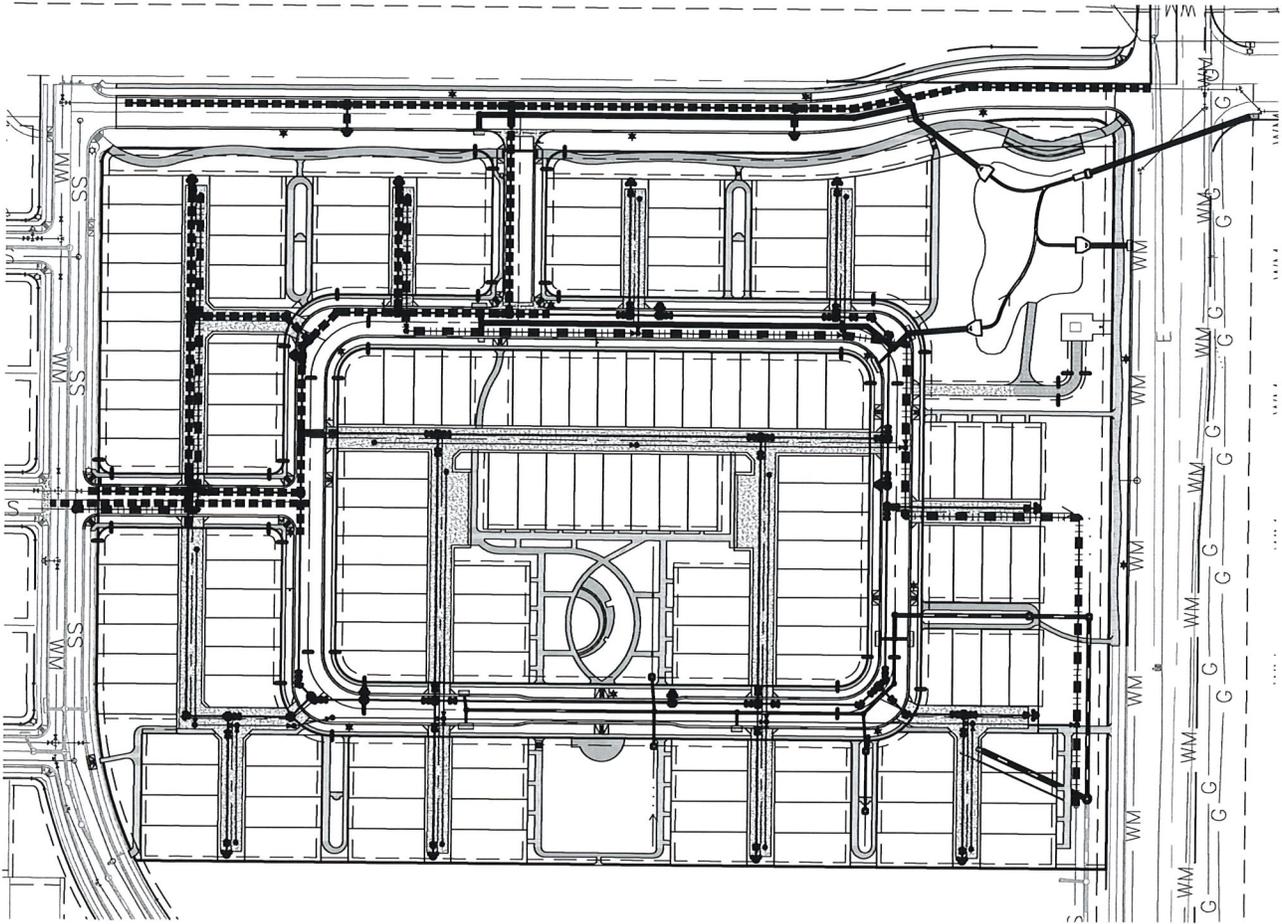
LIMITS OF PHASE 1 FULL DEVELOPMENT



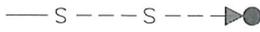
SCALE: 1" = 200'

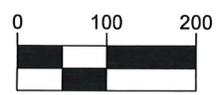
990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com CIVIL ENGINEERING & SURVEYING		PROJECT NAME: COMPASS FILING NO. 4		SHEET 01
		JOB NO.: 15075-1	DATE : 10/09/2019	
		DRAWN: SL	PA/PM: GB	

COMPASS FILING NO. 4 PHASING PLAN



UTILITY LEGEND

-  PROPOSED STORM SEWER
-  EXISTING STORM SEWER
-  PROPOSED SANITARY SEWER
-  EXISTING SANITARY SEWER
-  PROPOSED WATER LINE
-  EXISTING WATER LINE



SCALE: 1" = 200'

990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com CIVIL ENGINEERING & SURVEYING		PROJECT NAME: COMPASS FILING NO. 4		SHEET 02
		JOB NO.: 15075-1	DATE: 10/09/2019	
		DRAWN: SL	PA/PM: GB	

COMPASS FILING NO. 4 PHASING PLAN

NOTES

1. THE SANITARY SEWER LINE SERVING THE NORTHERN PORTION OF PHASE 1 SHALL START AT THE EXISTING SANITARY SEWER MANHOLE AT THE SOUTHEAST CORNER OF THE SITE.
2. THE SANITARY SEWER LINE SERVING THE WESTERN PORTION OF PHASE 1 SHALL START AT THE EXISTING SANITARY SEWER MANHOLE AT QUEST DRIVE AND BYRD DRIVE INTERSECTION.
3. THE DOMESTIC WATER LINE FOR PHASE 1 SHALL LOOP THROUGH THE PHASE 1 PORTION OF THE SITE STARTING AT THE QUEST DRIVE AND BYRD DRIVE INTERSECTION AND ENDING AT THE QUEST DRIVE AND VISTA PARKWAY INTERSECTION. THE DOMESTIC WATER LINE SHALL ALSO EXTEND DOWN VISTA PARKWAY TO THE EAST COUNTY LINE ROAD INTERSECTION WITH THE CONSTRUCTION OF PHASE 1.
4. THE STORM SEWER LINE IN VISTA PARKWAY AND EAST COUNTY LINE ROAD IS TO BE CONSTRUCTED WITH PHASE 1.
5. THE STORM SEWER LINE WITHIN THE NORTHERN PORTION OF COMPASS CIRCLE STARTING WEST OF THE INTERSECTION OF WRIGHT DRIVE AND COMPASS CIRCLE AND ENDING AT THE POND OUTFALL IS TO BE CONSTRUCTED WITH PHASE 1 WITH THE EXCEPTION OF THE 15' TYPE R INLET SOUTHERN SIDE OF COMPASS CIRCLE.

990 south broadway suite 230 denver, co 80209 p 303.561.3333 waremalcomb.com WM WARE MALCOMB	PROJECT NAME: COMPASS FILING NO. 4			SHEET 03
	JOB NO.: 15075-1	DATE : 10/09/2019		
	DRAWN: SL	PA/PM: GB	SCALE: 1" = 200'	
CIVIL ENGINEERING & SURVEYING				