

**Second Amendment to Development Agreement**  
**(Westerly Filing No. 1)**

This Second Amendment to Development Agreement (the "Second Amendment") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025 (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 Erie Land Company, LLC, a Delaware limited liability company with an address of 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215 ("Developer") (each a "Party" and collectively the "Parties").

Whereas, on January 27, 2021, the Parties entered into a Development Agreement for Westerly Filing No. 1, recorded with the Weld County Clerk and Recorder on January 28, 2021, at Reception No. 4676400 (the "DA");

Whereas, on December 21, 2021, the Parties entered into the First Amendment to Development Agreement, recorded with the Weld County Clerk and Recorder on December 22, 2021, at Reception No. 4787401 (the "First Amendment"); and

Whereas, the Parties desire to further amend the DA as provided herein.

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. Exhibit B to the DA is hereby replaced with **Exhibit B-1**, attached hereto and incorporated herein by this reference.
2. Exhibit C to the DA is hereby replaced with **Exhibit C-2**, attached hereto and incorporated herein by this reference.
3. Section 3 of the DA is hereby amended by the addition of the following new subsections:
  - i. *Interim Bus Stop Improvements.* Developer shall construct and install interim bus stop improvements on Peach Avenue consisting of a concrete pad and a boarding area in compliance with the Americans with Disabilities Act, as generally depicted in Sheet 8 (SD-C101) of the Regional Transportation District ("RTD") Bus Infrastructure Standard Drawings (2016) (the "Interim Bus Stop Improvements") prior to the date on which RTD commences service to the bus stop on Peach Avenue. Developer may remove the Interim Bus Stop Improvements after permanent bus stop improvements (to include a bus stop shelter) are constructed in the North Westerly Development. The Interim Bus Stop Improvements shall receive Final Acceptance on or before November 1, 2025.
  - j. *Accessibility.* Developer shall comply with the accessibility standards for an individual with a disability adopted by the State Office of Information Technology

pursuant to C.R.S. § 24-85-103 applicable to private parties, if any, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Developer's noncompliance with any such accessibility standards.

4. Except specifically amended by the First Amendment and this Second Amendment, the DA remains unmodified and in full force and effect.

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

**Town of Erie, Colorado**

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Andrew J. Moore, Mayor

Attest:

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Debbie Stamp, Town Clerk

**Developer**

**Erie Land Company, LLC,**  
a Delaware limited liability company



Name: ALEXANDER P. WOODIN  
Title: REGIONAL DEVELOPMENT MANAGER

State of Colorado )  
County of Weld ) ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 10 day of July, 2025, by Alexander P. Woodin as the REGIONAL DEVELOPMENT MANAGER of Erie Land Company, LLC, a Delaware limited liability company.

My commission expires:

(Seal) 3/21/2029

  
\_\_\_\_\_  
Notary Public



**Exhibit B-1  
Improvements**



Exhibit B						
Engineer's Estimate of Probable Cost						
Westerly Filing 1 Amendment 2 - Overall						
17-Jun-25						
Item	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Water	\$ 558,227	\$ 282,370	\$ 261,565	\$ 198,305	\$ -	\$ 1,300,467
Sanitary	\$ 333,065	\$ 278,976	\$ 139,970	\$ 176,727	\$ -	\$ 928,738
Storm Sewer	\$ 1,479,146	\$ 628,194	\$ 483,976	\$ 459,970	\$ -	\$ 3,051,286
Streets	\$ 7,108,095	\$ 2,129,476	\$ 1,340,383	\$ 1,460,622	\$ -	\$ 12,038,575
<b>All Subtotal</b>	<b>\$ 9,478,533</b>	<b>\$ 3,319,016</b>	<b>\$ 2,225,894</b>	<b>\$ 2,295,624</b>	<b>\$ -</b>	<b>\$ 17,319,066</b>
15% Contingency	\$ 1,421,780	\$ 497,852	\$ 333,884	\$ 344,344	\$ -	\$ 2,597,860
<b>Total</b>	<b>\$ 10,900,312</b>	<b>\$ 3,816,868</b>	<b>\$ 2,559,778</b>	<b>\$ 2,639,967</b>	<b>\$ -</b>	<b>\$ 19,916,925</b>
Landscaping	\$ 1,496,156	\$ 250,009	\$ 200,680	\$ 74,133	\$ 167,401	\$ 2,188,379
Irrigation	\$ 792,498	\$ 23,786	\$ 11,894	\$ 14,304	\$ 191,673	\$ 1,034,156
Tract Y	-	-	-	\$ 374,988	-	\$ 374,988
<b>Subtotal</b>	<b>\$ 2,288,654</b>	<b>\$ 273,795</b>	<b>\$ 212,574</b>	<b>\$ 463,426</b>	<b>\$ 359,074</b>	<b>\$ 3,597,523</b>
15% Contingency	\$ 343,298	\$ 41,069	\$ 31,886	\$ 69,514	\$ 53,861	\$ 539,628
<b>Total</b>	<b>\$ 2,631,952</b>	<b>\$ 314,864</b>	<b>\$ 244,460</b>	<b>\$ 532,939</b>	<b>\$ 412,935</b>	<b>\$ 4,137,152</b>
						

Exhibit B				
Engineer's Estimate of Probable Cost				
Westerly Filing 1 - Phase 1				
17-Jun-25				
Item	Quantity	Units	Unit Price	Total Price
<b>Water</b>				
Bend - 8"	28	EA	\$350.00	\$9,800
Bend (Non-Potable) - 12"	2	EA	\$550.00	\$1,100
Connect to existing Water Main	2	EA	\$3,500.00	\$7,000
Cross - 8"	2	EA	\$1,000.00	\$2,000
Fire Hydrant Assembly	13	EA	\$2,550.00	\$33,150
Irrigation Service	2	EA	\$1,350.00	\$2,700
Meter (Non-Potable Connection to Pond)	1	EA	\$650.00	\$650
Tee - 8"x6" Swivel	13	EA	\$1,000.00	\$13,000
Tee - 8"	16	EA	\$1,000.00	\$16,000
Tee (Non-Potable) - 12"	1	EA	\$1,250.00	\$1,250
Tee 30x8"	1	EA	\$1,250.00	\$1,250
Temporary Blow Off Valve	5	EA	\$1,300.00	\$6,500
Testing & Disinfection	1	LS	\$4,500.00	\$4,500
Butterly Valve	2	EA	\$5,000.00	\$10,000
Gate Valve (6-inch)	13	EA	\$1,300.00	\$16,900
Gate Valve (8-inch)	46	EA	\$1,300.00	\$59,800
Gate Valve (Non-Potable)	2	EA	\$1,450.00	\$2,900
Water Main (12-inch PVC)(Non-Potable)	1357	LF	\$45.00	\$61,065
Water Main (8-inch PVC)	7030	LF	\$25.00	\$175,750
Water Main (6-inch DIP)	141	LF	\$32.00	\$4,512
Water Main Lowering	12	EA	\$2,500.00	\$30,000
Water Service (3/4" Type 'K' Copper)	82	EA	\$1,200.00	\$98,400
			<b>Subtotal</b>	<b>\$558,227</b>
<b>Sanitary</b>				
Connect to existing Sewer Main	1	EA	\$1,500.00	\$1,500
Manhole (4' Dia.)	34	EA	\$2,500.00	\$85,000
Manhole (5' Dia.)	5	EA	\$3,000.00	\$15,000
Sanitary Main (12" PVC)	141	LF	\$30.00	\$4,230
Sanitary Main (10" PVC)	1341	LF	\$27.50	\$36,878
Sanitary Main (8" PVC)	4759	LF	\$23.00	\$109,457
Sewer Service	80	EA	\$1,000.00	\$80,000
Plug	2	EA	\$500.00	\$1,000
			<b>Subtotal</b>	<b>\$333,065</b>
<b>Storm Sewer</b>				
Forebay	2	EA	\$5,500.00	\$11,000
Headwall	0	EA	\$3,750.00	\$0
Inlet (5-ft Type 'R')	3	EA	\$4,000.00	\$12,000
Inlet (10-ft Type 'R')	6	EA	\$6,500.00	\$39,000
Inlet (15-ft Type 'R')	12	EA	\$8,750.00	\$105,000
Manhole (48" Dia.)	7	EA	\$3,000.00	\$21,000
Manhole (60" Dia.)	11	EA	\$3,750.00	\$41,250
Manhole (72" Dia.)	1	EA	\$4,750.00	\$4,750
Manhole (Type 'B')	23	EA	\$6,000.00	\$138,000
Manhole (Type 'P')	5	EA	\$6,500.00	\$32,500
Outlet Structure	1	EA	\$12,500.00	\$12,500
Overflow Wall	264	LF	\$35.00	\$9,240
Pipe (18" RCP)	126	LF	\$45.00	\$5,670
Pipe (24" RCP)	750	LF	\$52.00	\$39,000
Pipe (30" RCP)	426	LF	\$60.00	\$25,560

Pipe (36" RCP)	419	LF	\$90.00	\$37,710
Pipe (42" RCP)	936	LF	\$105.00	\$98,280
Pipe (48" RCP)	194	LF	\$120.00	\$23,280
Pipe (54" RCP)	165	LF	\$135.00	\$22,275
Pipe (60" RCP)	412	LF	\$150.00	\$61,800
Pipe (66" RCP)	39	LF	\$165.00	\$6,435
Pipe (72" RCP)	1312	LF	\$180.00	\$236,160
Pipe (84" RCP)	571	LF	\$210.00	\$119,910
Pipe (53"x83" HERCP)	357	LF	\$198.00	\$70,686
Private Edge Drain	9418	LF	\$30.00	\$282,540
Trickle Channel (Concrete)	944	LF	\$25.00	\$23,600
			<b>Subtotal</b>	<b>\$1,479,146</b>
<b>Streets</b>				
Asphalt - 6"	99625	SY	\$22.00	\$2,191,750
Base Course - 10"	99625	SY	\$12.00	\$1,195,500
Concrete (Alley) Pavement - 8"	14136	SY	\$72.00	\$1,017,792
Concrete Trail - 4"	248168	SF	\$3.00	\$744,504
Concrete Crossspan - 6"	184	LF	\$11.00	\$2,024
Curb Ramp	51	EA	\$950.00	\$48,450
Alley Entrance	6	EA	\$6,500.00	\$39,000
Sidewalk	505640	SF	\$2.50	\$1,264,100
Street Name Sign	38	EA	\$450.00	\$17,100
One Way Sign	13	EA	\$550.00	\$7,150
Do Not Enter Sign	1	EA	\$550.00	\$550
Stop Sign	19	EA	\$550.00	\$10,450
Speed Limit Sign	2	EA	\$550.00	\$1,100
No Parking Bike Lane Sign	3	EA	\$550.00	\$1,650
Local Street Light	2	EA	\$9,500.00	\$19,000
Collector Street Light	18	EA	\$9,500.00	\$171,000
Arterial Street Light	11	EA	\$11,500.00	\$126,500
Striping	9670	LF	\$1.00	\$9,670
Stop Bar	242	LF	\$2.50	\$605
Crosswalk	78	LF	\$5.00	\$390
Green Bike Box Pavement Marking	6	EA	\$100.00	\$600
Standard Bike Pavement Marking	7	EA	\$80.00	\$560
Subgrade Prep	0	SY	\$2.25	\$0
Vertical Curb & Gutter	14700	LF	\$14.50	\$213,150
Traffic Control	10	DAYS	\$2,550.00	\$25,500
			<b>Subtotal</b>	<b>\$7,108,095</b>
<b>Landscaping</b>				
Sod (includes prep.)	213,488	SF	\$1.00	\$213,487.55
Native Seed Mix (includes prep.)	471,059	SF	\$0.45	\$211,976.74
Rock Mulch	5,307	SF	\$1.20	\$6,368.56
Wood Mulch	10,012	SF	\$0.75	\$7,509.04
Crusher fines	26,225	SF	\$7.00	\$183,571.99
Steel Edger	4,155	LF	\$3.50	\$14,542.50
2" Caliper Deciduous Trees	170	EA	\$525.00	\$89,250.00
2" Caliper Ornamental Tree	115	EA	\$400.00	\$46,000.00
6' Height Coniferous Tree	46	EA	\$650.00	\$29,900.00
5 Gal Shrubs	999	EA	\$50.00	\$49,950.00
1 Gal Perennials/ Annuals/ Grasses	2,659	EA	\$20.00	\$53,180.00
Landscape Boulder	45	EA	\$600.00	\$27,000.00
<b>Site Features</b>				
Two-Rail Wood Fence	720	LF	\$20.00	\$14,400.00
3' Masonry Wall	196	LF	\$450.00	\$88,200.00

4' Masonry Columns	31	EA	\$1,800.00	\$55,800.00
5' Masonry Columns	1	EA	\$2,600.00	\$2,600.00
Entry Monument	2	EA	\$17,500.00	\$35,000.00
Bench	15	EA	\$2,000.00	\$30,000.00
Trash Receptacle	6	EA	\$1,500.00	\$9,000.00
Bike Rack	4	EA	\$1,200.00	\$4,800.00
Pet Station	4	EA	\$680.00	\$2,720.00
Up-Lights	38	EA	\$700.00	\$26,600.00
Hammock	6	EA	\$300.00	\$1,800.00
Hammock Post	10	EA	\$500.00	\$5,000.00
Picnic Table	7	EA	\$3,500.00	\$24,500.00
Small Shelter	2	EA	\$36,000.00	\$72,000.00
Pedestrian Lights	29	EA	\$4,500.00	\$130,500.00
Catenary Lights	10	EA	\$800.00	\$8,000.00
Catenary Light Poles	8	EA	\$1,500.00	\$12,000.00
Tree Grates	27	EA	\$1,500.00	\$40,500.00
			<b>Landscape Subtotal</b>	<b>\$1,496,156.38</b>
<b>Irrigation</b>				
CL200 PVC Lateral - 1"	31683	Lf	\$3.05	\$96,633
CL200 PVC Lateral - 1.5"	7108	Lf	\$3.53	\$25,091
CL200 PVC Lateral - 2"	3498	Lf	\$4.30	\$15,042
CL200 PVC Lateral - 2.5"	1293	Lf	\$5.17	\$6,686
CL200RT PVC Mainline 1-1/4"	259	Lf	\$3.78	\$978
CL200RT PVC Mainline 2"	1222	Lf	\$7.25	\$8,860
CL200RT PVC Mainline 2.5"	1544	Lf	\$8.65	\$13,359
CL200RT PVC Mainline 3"	3556	Lf	\$10.00	\$35,563
CL200RT PVC Mainline 4"	2665	Lf	\$15.00	\$39,973
Drain Valve - 1" 1/4 turn	10	Ea	\$313.00	\$3,180
Gate Valve - 2"	7	Ea	\$202.94	\$1,500
Gate Valve - 2.5"	4	Ea	\$266.00	\$983
Gate Valve Gasketed - 3"	18	Ea	\$398.00	\$7,353
Gate Valve Gasketed - 4"	13	Ea	\$554.00	\$7,164
Gate Valve - 1-1/4"	2	Ea	\$167.00	\$309
Hunter I-25 ADS Rotor	79	Ea	\$119.00	\$9,343
Hunter I-20 6" PRB Rotor	79	Ea	\$87.00	\$6,831
Hunter I-20 12" PRB Rotor	241	Ea	\$126.00	\$30,377
Rain Bird - RD 6"w/ plstc mpr nozz	1113	Ea	\$31.00	\$34,505
Rain Bird - RD 12" Pop w/Rotator Noz	503	Ea	\$57.00	\$28,695
Rain Bird PES-B-RD - 1" valve /decoder	35	Ea	\$287.00	\$10,074
Rain Bird PES-B -RD - 1.5" valve/decoder	54	Ea	\$331.00	\$18,039
Rain Bird PES-B - RD 2" valve/decoder	30	Ea	\$408.00	\$12,060
Rain Bird 44LRC Quick Cplr	54	Ea	\$330.00	\$17,680
1" Master valve	1	Ea	\$187.00	\$173
3" Large Master valve w/decoder	3	Ea	\$750.00	\$2,078
Two Wire Decoder cable	10854	Lf	\$1.10	\$11,939
AWG Wire #14	2032	Lf	\$0.25	\$508
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	32	Ea	\$357.00	\$11,542
Drip POS PC Emitters & Micro Tubing	8320	Lf	\$2.57	\$21,382
Drip Blow-Out Box w/Operator	79	Ea	\$112.00	\$8,897
Hardie Dura-pol Tubing	19943	Lf	\$0.85	\$16,951
CL160 PVC Sleeve 2"	2910	Lf	\$17.00	\$49,464
CL160 PVC Sleeve 4"	887	Lf	\$21.00	\$18,622
CL160 PVC Sleeve 6"	988	Lf	\$27.00	\$26,686
CL160 PVC Sleeve 8"	527	Lf	\$42.00	\$22,113
Febco 825YA BFP - .75"	1	Ea	\$925.00	\$854



Febco 880N BFP - 3"	1	Ea	\$7,013.88	\$6,479
Srong Box enclosure	1	Ea	\$575.00	\$531
Guard Shack GS-5 enclosure	1	Ea	\$875.00	\$808
Pond Pumping System POC #1	1	Ls	\$109,000.00	\$100,684
Pumping System Booster Nova LG Poc #2	1	Ls	\$16,750.00	\$15,472
Pumping System Booster Nova Poc #3	1	Ls	\$9,500.00	\$8,775
Hand Held decoder Programmer	1	Ea	\$1,240.00	\$1,145
2-Wire Surge Assembly	40	Ea	\$95.00	\$3,773
Hunter ACC-2, A2C-D LTEKIT - PED -PP	3	Ea	\$9,600.00	\$26,603
Controller Grounding	1	LS	\$1,700.00	\$1,570
Electrical Connections	1	LS	\$5,600.00	\$5,173
			<b>Irrigation Subtotal</b>	<b>\$792,498</b>
			<b>All Subtotal</b>	<b>\$11,767,187</b>
			<b>15% Contingency</b>	<b>\$1,765,078</b>
			<b>Total</b>	<b>\$13,532,265</b>
 <b>Matrix</b>				

**Engineer's Estimate of Probable Cost**

**Westerly Filing 1 - Phase 2**

**17-Jun-25**

<b>Item</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Price</b>	<b>Total Price</b>
<b><u>Water</u></b>				
Bend - 8"	19	EA	\$350.00	\$6,650
Cross - 8"	2	EA	\$1,000.00	\$2,000
Fire Hydrant Assembly	7	EA	\$2,550.00	\$17,850
Irrigation Service	0	EA	\$1,350.00	\$0
Tee - 8"x6" Swivel	7	EA	\$1,000.00	\$7,000
Tee - 8"	3	EA	\$1,000.00	\$3,000
Temporary Blow Off Valve	1	EA	\$1,300.00	\$1,300
Testing & Disinfection	1	LS	\$4,500.00	\$4,500
Gate Valve (6-inch)	7	EA	\$1,300.00	\$9,100
Gate Valve (8-inch)	21	EA	\$1,300.00	\$27,300
Water Main (8-inch PVC)	3750	LF	\$25.00	\$93,750
Water Main (6-inch DIP)	85	LF	\$32.00	\$2,720
Water Main Lowering	4	EA	\$2,500.00	\$10,000
Water Service (3/4" Type 'K' Copper)	80	EA	\$1,200.00	\$96,000
Water Service (Master Meter Serving 7 lots)	1	EA	\$1,200.00	\$1,200
			<b>Subtotal</b>	<b>\$282,370</b>
<b><u>Sanitary</u></b>				
Manhole (4' Dia.)	34	EA	\$2,500.00	\$85,000
Manhole (5' Dia.)	2	EA	\$3,000.00	\$6,000
Sanitary Main (8" PVC)	3912	LF	\$23.00	\$89,976
Sewer Service	98	EA	\$1,000.00	\$98,000
			<b>Subtotal</b>	<b>\$278,976</b>
<b><u>Storm Sewer</u></b>				
Inlet (5-ft Type 'R')	2	EA	\$4,000.00	\$8,000
Inlet (10-ft Type 'R')	7	EA	\$6,500.00	\$45,500
Inlet (15-ft Type 'R')	3	EA	\$8,750.00	\$26,250
Inlet (20-ft Type 'R')	1	EA	\$11,500.00	\$11,500
Manhole (48" Dia.)	6	EA	\$3,000.00	\$18,000
Manhole (60" Dia.)	2	EA	\$3,750.00	\$7,500
Manhole (Type 'B')	10	EA	\$6,000.00	\$60,000
Pipe (18" RCP)	68	LF	\$45.00	\$3,060
Pipe (24" RCP)	427	LF	\$52.00	\$22,204
Pipe (30" RCP)	67	LF	\$60.00	\$4,020
Pipe (42" RCP)	195	LF	\$105.00	\$20,475
Pipe (60" RCP)	322	LF	\$150.00	\$48,300
Pipe (66" RCP)	579	LF	\$165.00	\$95,535
Private Edge Drain	8595	LF	\$30.00	\$257,850
			<b>Subtotal</b>	<b>\$628,194</b>
<b><u>Streets</u></b>				
Asphalt - 6"	25522	SY	\$22.00	\$561,484
Base Course - 10"	25522	SY	\$12.00	\$306,264
Concrete Pavement (Alley) - 8"	3386	SY	\$72.00	\$243,792
Concrete Trail - 4"	7924	SF	\$3.00	\$23,772
Concrete Crosspan - 6"	256	LF	\$11.00	\$2,816
Curb Ramp	20	EA	\$950.00	\$19,000
Alley Entrance	16	EA	\$6,500.00	\$104,000
Sidewalk	229701	SF	\$2.50	\$574,253


Street Name Sign	22	EA	\$450.00	\$9,900
One Way Sign	1	EA	\$550.00	\$550
Stop Sign	14	EA	\$550.00	\$7,700
No Parking Bike Lane Sign	12	EA	\$550.00	\$6,600
Divided Highway Sign	5	EA	\$550.00	\$2,750
Local Street Light	8	EA	\$9,500.00	\$76,000
Collector Street Light	5	EA	\$9,500.00	\$47,500
Arterial Street Light	0	EA	\$11,500.00	\$0
Striping	2816	LF	\$1.00	\$2,816
Stop Bar	60	LF	\$2.50	\$150
Green Bike Box Pavement Marking	1	EA	\$100.00	\$100
Standard Bike Pavement Marking	10	EA	\$80.00	\$800
Subgrade Prep	0	SY	\$2.25	\$0
Vertical Curb & Gutter	9602	LF	\$14.50	\$139,229
Traffic Control	0	DAYS	\$2,550.00	\$0
			<b>Subtotal</b>	<b>\$2,129,476</b>
<b>Landscaping</b>				
Sod (includes prep.)	12,269	SF	\$1.00	\$12,268.77
Native Seed Mix (includes prep.)	2,582	SF	\$0.45	\$1,161.87
Rock Mulch	10,923	SF	\$1.20	\$13,107.59
Wood Mulch	2,585	SF	\$0.75	\$1,938.53
Steel Edger	98	LF	\$3.50	\$343.00
2" Caliper Deciduous Trees	11	EA	\$525.00	\$5,775.00
2" Caliper Ornamental Tree	13	EA	\$400.00	\$5,200.00
6' Height Coniferous Tree	9	EA	\$650.00	\$5,850.00
5 Gal Shrubs	633	EA	\$50.00	\$31,650.00
1 Gal Perennials/ Annuals/ Grasses	613	EA	\$20.00	\$12,260.00
Landscape Boulder	30	EA	\$600.00	\$18,000.00
<b>Site Features</b>				
Three-Rail Wood Fence	86	LF	\$27.00	\$2,322.00
4' Masonry Columns	2	EA	\$1,800.00	\$3,600.00
5' Masonry Columns	1	EA	\$2,600.00	\$2,600.00
Bench	3	EA	\$2,000.00	\$6,000.00
Up-Lights	1	EA	\$700.00	\$700.00
Trash Receptacle	2	EA	\$1,500.00	\$3,000.00
Bike Rack	2	EA	\$1,200.00	\$2,400.00
Charcoal Grill	2	EA	\$680.00	\$1,360.00
Pet Station	1	EA	\$680.00	\$680.00
Picnic Table	4	EA	\$3,500.00	\$14,000.00
Small Shelter	1	EA	\$36,000.00	\$36,000.00
Park ID Signage	1	EA	\$800.00	\$800.00
Multi-Level Play Structure	1	EA	\$45,000.00	\$45,000.00
Log Crawl Tunnel	1	EA	\$6,500.00	\$6,500.00
Playground Surfacing	1,473	SF	\$4.00	\$5,892.00
Boulder Retaining Wall	40	LF	\$200.00	\$8,000.00
Concrete Cornhole	4	EA	\$900.00	\$3,600.00
			<b>Landscape Subtotal</b>	<b>\$250,008.76</b>
<b>Irrigation</b>				
CL200 PVC Lateral - 1"	1237	Lf	\$3.05	\$3,774
CL200 PVC Lateral - 1.5"	278	Lf	\$3.53	\$980
CL200 PVC Lateral - 2"	137	Lf	\$4.30	\$587
CL200 PVC Lateral - 2.5"	51	Lf	\$5.17	\$261

CL200RT PVC Mainline 1-1/4"	10	Lf	\$3.78	\$38
CL200RT PVC Mainline 2"	48	Lf	\$7.25	\$346
CL200RT PVC Mainline 2.5"	60	Lf	\$8.65	\$522
CL200RT PVC Mainline 3"	139	Lf	\$10.00	\$1,389
CL200RT PVC Mainline 4"	104	Lf	\$15.00	\$1,561
Gate Valve Gasketed - 3"	1	Ea	\$398.00	\$287
Hunter I-25 ADS Rotor	3	Ea	\$119.00	\$365
Hunter I-20 6" PRB Rotor	3	Ea	\$87.00	\$267
Hunter I-20 12" PRB Rotor	9	Ea	\$126.00	\$1,186
Rain Bird - RD 6"w/ plstc mpr nozz	43	Ea	\$31.00	\$1,348
Rain Bird - RD 12" Pop w/Rotator Noz	20	Ea	\$57.00	\$1,121
Rain Bird PES-B-RD - 1" valve /decoder	1	Ea	\$287.00	\$393
Rain Bird PES-B -RD - 1.5" valve/decoder	2	Ea	\$331.00	\$705
Rain Bird PES-B - RD 2" valve/decoder	1	Ea	\$408.00	\$471
Rain Bird 44LRC Quick Cplr	2	Ea	\$330.00	\$691
Two Wire Decoder cable	424	Lf	\$1.10	\$466
AWG Wire #14	79	Lf	\$0.25	\$20
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	1	Ea	\$357.00	\$451
Drip POS PC Emitters & Micro Tubing	325	Lf	\$2.57	\$835
Drip Blow-Out Box w/Operator	3	Ea	\$112.00	\$347
Hardie Dura-pol Tubing	779	Lf	\$0.85	\$662
CL160 PVC Sleeve 2"	114	Lf	\$17.00	\$1,932
CL160 PVC Sleeve 4"	35	Lf	\$21.00	\$727
CL160 PVC Sleeve 6"	39	Lf	\$27.00	\$1,042
CL160 PVC Sleeve 8"	21	Lf	\$42.00	\$864
2-Wire Surge Assembly	2	Ea	\$95.00	\$147
			<b>Irrigation Subtotal</b>	<b>\$23,786</b>
			<b>All Subtotal</b>	<b>\$3,592,810</b>
			<b>15% Contingency</b>	<b>\$538,922</b>
			<b>Total</b>	<b>\$4,131,732</b>



Exhibit B				
Engineer's Estimate of Probable Cost				
Westerly Filing 1 - Phase 3				
17-Jun-25				
Item	Quantity	Units	Unit Price	Total Price
<b>Water</b>				
Bend - 8"	18	EA	\$350.00	\$6,300
Fire Hydrant Assembly	8	EA	\$2,550.00	\$20,400
Irrigation Service	1	EA	\$1,350.00	\$1,350
Tee - 8"x6" Swivel	8	EA	\$1,000.00	\$8,000
Tee - 8"	2	EA	\$1,000.00	\$2,000
Temporary Blow Off Valve	1	EA	\$1,300.00	\$1,300
Testing & Disinfection	1	LS	\$4,500.00	\$4,500
Gate Valve (6-inch)	8	EA	\$1,300.00	\$10,400
Gate Valve (8-inch)	15	EA	\$1,300.00	\$19,500
Water Main (8-inch PVC)	3495	LF	\$25.00	\$87,375
Water Main (6-inch DIP)	95	LF	\$32.00	\$3,040
Water Main Lowering	2	EA	\$2,500.00	\$5,000
Water Service (3/4" Type 'K' Copper)	77	EA	\$1,200.00	\$92,400
			<b>Subtotal</b>	<b>\$261,565</b>
<b>Sanitary</b>				
Manhole (4' Dia.)	22	EA	\$2,500.00	\$55,000
Sanitary Main (8" PVC)	390	LF	\$23.00	\$8,970
Sewer Service	76	EA	\$1,000.00	\$76,000
Plug	1	EA	\$500.00	\$500
			<b>Subtotal</b>	<b>\$139,970</b>
<b>Storm Sewer</b>				
Inlet (5-ft Type 'R')	1	EA	\$4,000.00	\$4,000
Inlet (10-ft Type 'R')	3	EA	\$6,500.00	\$19,500
Inlet (15-ft Type 'R')	3	EA	\$8,750.00	\$26,250
Manhole (48" Dia.)	4	EA	\$3,000.00	\$12,000
Manhole (60" Dia.)	6	EA	\$3,750.00	\$22,500
Manhole (72" Dia.)	5	EA	\$4,750.00	\$23,750
Pipe (18" RCP)	59	LF	\$45.00	\$2,655
Pipe (24" RCP)	58	LF	\$52.00	\$3,016
Pipe (36" RCP)	591	LF	\$90.00	\$53,190
Pipe (54" RCP)	779	LF	\$135.00	\$105,165
Private Edge Drain	7055	LF	\$30.00	\$211,650
Flared End Section (24")	1	EA	\$300.00	\$300
			<b>Subtotal</b>	<b>\$483,976</b>
<b>Streets</b>				
Asphalt - 6"	12213	SY	\$22.00	\$268,686
Base Course - 10"	12213	SY	\$12.00	\$146,556
Concrete Pavement - 8"	6384	SY	\$72.00	\$459,648
Concrete Trail - 4"	26844	SF	\$3.00	\$80,532
Concrete Crosspan - 6"	2400	LF	\$11.00	\$26,400
Curb Ramp	19	EA	\$950.00	\$18,050
Alley Entrance	1	EA	\$6,500.00	\$6,500
Sidewalk	29934	SF	\$2.50	\$74,835
Street Name Sign	28	EA	\$450.00	\$12,600
One Way Sign	0	EA	\$550.00	\$0
Stop Sign	13	EA	\$550.00	\$7,150


Local Street Light	4	EA	\$9,500.00	\$38,000
Collector Street Light	9	EA	\$9,500.00	\$85,500
Arterial Street Light	0	EA	\$11,500.00	\$0
Striping	926	LF	\$1.00	\$926
Stop Bar	23	LF	\$2.50	\$58
Standard Bike Pavement Marking	4	EA	\$80.00	\$320
Subgrade Prep	0	SY	\$2.25	\$0
Vertical Curb & Gutter	7905	LF	\$14.50	\$114,623
Traffic Control	0	DAYS	\$2,550.00	\$0
			<b>Subtotal</b>	<b>\$1,340,383</b>
<b>Landscaping</b>				
Sod (includes prep.)	6,940	SF	\$1.00	\$6,939.75
Native Seed Mix (includes prep.)	1,592	SF	\$0.45	\$716.24
Rock Mulch	4,935	SF	\$1.20	\$5,921.54
Wood Mulch	888	SF	\$0.75	\$666.20
2" Caliper Deciduous Trees	10	EA	\$525.00	\$5,250.00
2" Caliper Ornamental Tree	6	EA	\$400.00	\$2,400.00
6' Height Coniferous Tree	10	EA	\$650.00	\$6,500.00
5 Gal Shrubs	150	EA	\$50.00	\$7,500.00
1 Gal Perennials/ Annuals/ Grasses	147	EA	\$20.00	\$2,940.00
Landscape Boulder	15	EA	\$600.00	\$9,000.00
<b>Site Features</b>				
Three-Rail Wood Fence	434	LF	\$27.00	\$11,718.00
Bench	2	EA	\$2,000.00	\$4,000.00
Trash Receptacle	2	EA	\$1,500.00	\$3,000.00
Bike Rack	2	EA	\$1,200.00	\$2,400.00
Pet Station	2	EA	\$680.00	\$1,360.00
Picnic Table	4	EA	\$3,500.00	\$14,000.00
Small Shelter	1	EA	\$36,000.00	\$36,000.00
Park ID Signage	1	EA	\$800.00	\$800.00
Multi-Level Play Structure	1	EA	\$45,000.00	\$45,000.00
Log Bench	2	EA	\$3,500.00	\$7,000.00
Log Crawl Tunnel	1	EA	\$6,500.00	\$6,500.00
Log Balance Beam	1	EA	\$3,500.00	\$3,500.00
Mushroom Steppers	8	EA	\$900.00	\$7,200.00
Playground Surfacing	1,742	SF	\$4.00	\$6,968.00
Trail Stop Sign	1	EA	\$1,000.00	\$1,000.00
Trail Bench	2	EA	\$1,200.00	\$2,400.00
			<b>Landscape Subtotal</b>	<b>\$200,679.74</b>
<b>Irrigation</b>				
CL200 PVC Lateral - 1"	626	Lf	\$3.05	\$1,910
CL200 PVC Lateral - 1.5"	141	Lf	\$3.53	\$496
CL200 PVC Lateral - 2"	69	Lf	\$4.30	\$297
CL200 PVC Lateral - 2.5"	26	Lf	\$5.17	\$132
CL200RT PVC Mainline 1-1/4"	5	Lf	\$3.78	\$19
CL200RT PVC Mainline 2"	24	Lf	\$7.25	\$175
CL200RT PVC Mainline 2.5"	31	Lf	\$8.65	\$264
CL200RT PVC Mainline 3"	70	Lf	\$10.00	\$703
CL200RT PVC Mainline 4"	53	Lf	\$15.00	\$790
Hunter I-25 ADS Rotor	2	Ea	\$119.00	\$185
Hunter I-20 6" PRB Rotor	2	Ea	\$87.00	\$135
Hunter I-20 12" PRB Rotor	5	Ea	\$126.00	\$601

Rain Bird - RD 6"w/ plstc mpr nozz	22	Ea	\$31.00	\$682
Rain Bird - RD 12" Pop w/Rotator Noz	10	Ea	\$57.00	\$567
Rain Bird PES-B-RD - 1" valve /decoder	1	Ea	\$287.00	\$199
Rain Bird PES-B -RD - 1.5" valve/decoder	1	Ea	\$331.00	\$357
Rain Bird PES-B - RD 2" valve/decoder	1	Ea	\$408.00	\$238
Rain Bird 44LRC Quick Cplr	1	Ea	\$330.00	\$350
Two Wire Decoder cable	215	Lf	\$1.10	\$236
AWG Wire #14	40	Lf	\$0.25	\$10
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	1	Ea	\$357.00	\$228
Drip POS PC Emitters & Micro Tubing	164	Lf	\$2.57	\$423
Drip Blow-Out Box w/Operator	2	Ea	\$112.00	\$176
Hardie Dura-pol Tubing	394	Lf	\$0.85	\$335
CL160 PVC Sleeve 2"	58	Lf	\$17.00	\$978
CL160 PVC Sleeve 4"	18	Lf	\$21.00	\$368
CL160 PVC Sleeve 6"	20	Lf	\$27.00	\$528
CL160 PVC Sleeve 8"	10	Lf	\$42.00	\$437
2-Wire Surge Assembly	1	Ea	\$95.00	\$75
			<b>Irrigation Subtotal</b>	<b>\$11,894.47</b>
			<b>All Subtotal</b>	<b>\$2,438,468</b>
			<b>15% Contingency</b>	<b>\$365,770</b>
			<b>Total</b>	<b>\$2,804,238</b>
 <b>Matrix</b>				

<b>Exhibit B</b>				
<b>Engineer's Estimate of Probable Cost</b>				
<b>Westerly Filing 1 - Phase 4</b>				
<b>17-Jun-25</b>				
<b>Item</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Price</b>	<b>Total Price</b>
<b><u>Water</u></b>				
Bend - 8"	5	EA	\$350.00	\$1,750
Fire Hydrant Assembly	4	EA	\$2,550.00	\$10,200
Irrigation Service		EA	\$1,350.00	\$0
Cross - 8"	1	EA	\$1,000.00	\$1,000
Tee - 8"x6" Swivel	4	EA	\$1,000.00	\$4,000
Tee - 8"	3	EA	\$1,000.00	\$3,000
Temporary Blow Off Valve	2	EA	\$1,300.00	\$2,600
Testing & Disinfection	1	LS	\$4,500.00	\$4,500
Gate Valve (6-inch)	4	EA	\$1,300.00	\$5,200
Gate Valve (8-inch)	14	EA	\$1,300.00	\$18,200
Water Main (8-inch PVC)	2875	LF	\$25.00	\$71,875
Water Main (6-inch DIP)	40	LF	\$32.00	\$1,280
Water Main Lowering	3	EA	\$2,500.00	\$7,500
Water Service (3/4" Type 'K' Copper)	56	EA	\$1,200.00	\$67,200
			<b>Subtotal</b>	<b>\$198,305</b>
<b><u>Sanitary</u></b>				
Manhole (4' Dia.)	23	EA	\$2,500.00	\$57,500
Sanitary Main (8" PVC)	2749	LF	\$23.00	\$63,227
Sewer Service	56	EA	\$1,000.00	\$56,000
Plug	2	EA	\$500.00	\$1,000
			<b>Subtotal</b>	<b>\$176,727</b>
<b><u>Storm Sewer</u></b>				
Inlet (5-ft Type 'R')	2	EA	\$4,000.00	\$8,000
Inlet (10-ft Type 'R')	3	EA	\$6,500.00	\$19,500
Inlet (15-ft Type 'R')	2	EA	\$8,750.00	\$17,500
Inlet (20-ft Type 'R')	2	EA	\$11,500.00	\$23,000
Manhole (48" Dia.)	6	EA	\$3,000.00	\$18,000
Manhole (60" Dia.)	2	EA	\$3,750.00	\$7,500
Manhole (72" Dia.)	3	EA	\$4,750.00	\$14,250
Manhole (Type 'B')	7	EA	\$6,000.00	\$42,000
Pipe (18" RCP)	148	LF	\$45.00	\$6,660
Pipe (24" RCP)	185	LF	\$52.00	\$9,620
Pipe (36" RCP)	203	LF	\$90.00	\$18,270
Pipe (48" RCP)	41	LF	\$120.00	\$4,920
Pipe (54" RCP)	330	LF	\$135.00	\$44,550
Pipe (60" RCP)	476	LF	\$150.00	\$71,400
Private Edge Drain	5160	LF	\$30.00	\$154,800
			<b>Subtotal</b>	<b>\$459,970</b>
<b><u>Streets</u></b>				
Asphalt - 6"	9812	SY	\$22.00	\$215,864
Base Course - 10"	9812	SY	\$12.00	\$117,744
Concrete Pavement - 8"	1034	SY	\$72.00	\$74,448
Concrete Crosspan - 6"	323	LF	\$11.00	\$3,553
Curb Ramp	17	EA	\$950.00	\$16,150
Alley Entrance	3	EA	\$6,500.00	\$19,500
Sidewalk	337033	SF	\$2.50	\$842,583




Street Name Sign	18	EA	\$450.00	\$8,100
One Way Sign	2	EA	\$550.00	\$1,100
Stop Sign	11	EA	\$550.00	\$6,050
Local Street Light	5	EA	\$9,500.00	\$47,500
Collector Street Light	2	EA	\$9,500.00	\$19,000
Arterial Street Light	0	EA	\$11,500.00	\$0
Striping	0	LF	\$1.00	\$0
Subgrade Prep	0	SY	\$2.25	\$0
Vertical Curb & Gutter	6140	LF	\$14.50	\$89,030
Traffic Control	0	DAYS	\$2,550.00	\$0
			<b>Subtotal</b>	<b>\$1,460,622</b>
<b>Landscaping</b>				
Sod (includes prep.)	6,882	SF	\$1.00	\$6,881.77
Rock Mulch	4,366	SF	\$1.20	\$5,239.22
Crusher fines	6,015	SF	\$7.00	\$42,102.34
2" Caliper Deciduous Trees	14	EA	\$525.00	\$7,350.00
6' Height Coniferous Tree	3	EA	\$650.00	\$1,950.00
5 Gal Shrubs	113	EA	\$50.00	\$5,650.00
1 Gal Perennials/ Annuals/ Grasses	68	EA	\$20.00	\$1,360.00
Landscape Boulder	6	EA	\$600.00	\$3,600.00
			<b>Landscape Subtotal</b>	<b>\$74,133.33</b>
<b>Irrigation</b>				
CL200 PVC Lateral - 1"	753	Lf	\$3.05	\$2,297
CL200 PVC Lateral - 1.5"	169	Lf	\$3.53	\$597
CL200 PVC Lateral - 2"	83	Lf	\$4.30	\$358
CL200 PVC Lateral - 2.5"	31	Lf	\$5.17	\$159
CL200RT PVC Mainline 1-1/4"	6	Lf	\$3.78	\$23
CL200RT PVC Mainline 2"	29	Lf	\$7.25	\$211
CL200RT PVC Mainline 2.5"	37	Lf	\$8.65	\$318
CL200RT PVC Mainline 3"	85	Lf	\$10.00	\$845
CL200RT PVC Mainline 4"	63	Lf	\$15.00	\$950
Hunter I-25 ADS Rotor	2	Ea	\$119.00	\$222
Hunter I-20 6" PRB Rotor	2	Ea	\$87.00	\$162
Hunter I-20 12" PRB Rotor	6	Ea	\$126.00	\$722
Rain Bird - RD 6"w/ plstc mpr nozz	26	Ea	\$31.00	\$820
Rain Bird - RD 12" Pop w/Rotator Noz	12	Ea	\$57.00	\$682
Rain Bird PES-B-RD - 1" valve /decoder	1	Ea	\$287.00	\$240
Rain Bird PES-B -RD - 1.5" valve/decoder	1	Ea	\$331.00	\$429
Rain Bird PES-B - RD 2" valve/decoder	1	Ea	\$408.00	\$287
Rain Bird 44LRC Quick Cplr	1	Ea	\$330.00	\$420
Two Wire Decoder cable	258	Lf	\$1.10	\$284
AWG Wire #14	48	Lf	\$0.25	\$12
Drip Valve Ass. w/ Valve Basket & PRV/Decoder	1	Ea	\$357.00	\$274
Drip POS PC Emitters & Micro Tubing	198	Lf	\$2.57	\$508
Drip Blow-Out Box w/Operator	2	Ea	\$112.00	\$212
Hardie Dura-pol Tubing	474	Lf	\$0.85	\$403
CL160 PVC Sleeve 2"	69	Lf	\$17.00	\$1,176
CL160 PVC Sleeve 4"	21	Lf	\$21.00	\$443
CL160 PVC Sleeve 6"	23	Lf	\$27.00	\$634
CL160 PVC Sleeve 8"	13	Lf	\$42.00	\$526
2-Wire Surge Assembly	1	Ea	\$95.00	\$90
			<b>Irrigation Subtotal</b>	<b>\$14,304</b>

<b>Tract Y Improvements (Separate from remainder of Phase 4)</b>				
Native Restoration Services	26	AC	\$900.00	\$23,400.00
Native Seed Mix (includes prep.)	77,701	SF	\$0.45	\$34,965.66
Crusher fines	6,015	SF	\$7.00	\$42,102.34
<b>Site Features</b>				
Trail Bench	2	EA	\$1,500.00	\$3,000.00
Trail Stop Sign	1	EA	\$750.00	\$750
Curb Ramp	1	EA	\$950.00	\$950
Concrete Trail - 6"	29980	SF	\$9.00	\$269,820
			<b>Tract Y Subtotal</b>	<b>\$374,988.00</b>
			<b>All Subtotal</b>	<b>\$2,759,049</b>
			<b>15% Contingency</b>	<b>\$413,857</b>
			<b>Total</b>	<b>\$3,172,906</b>
				

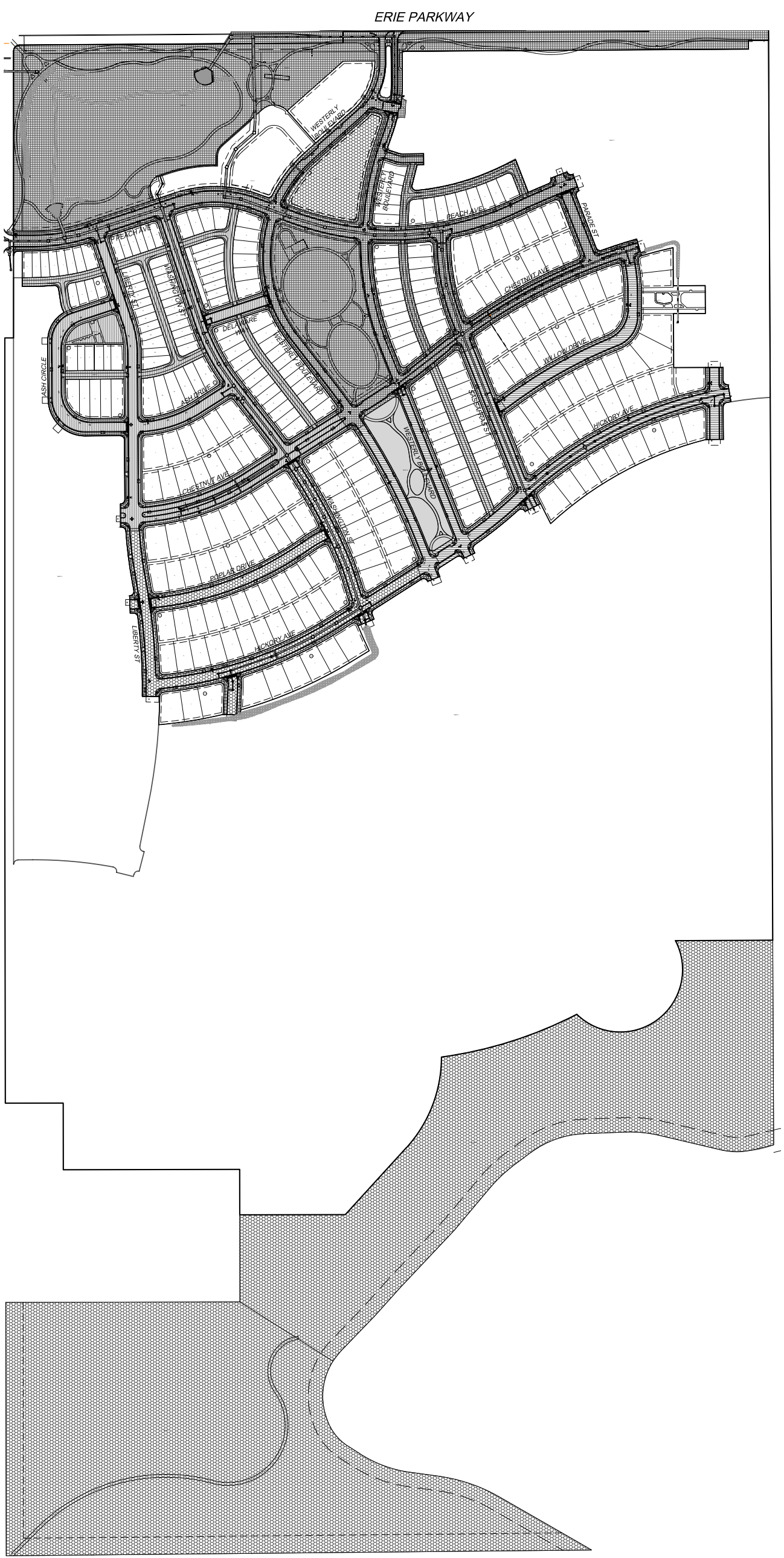




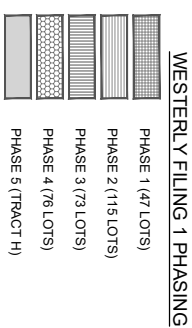
		<b>All Subtotal</b>	<b>\$359,074</b>
		<b>15% Contingency</b>	<b>\$53,861</b>
		<b>Total</b>	<b>\$412,935</b>
 <b>Matrix</b>			

## Exhibit C-2 Phasing Plan

35373206\_v1



W.C.R. 5



- NOTES:**
1. ALL SANITARY SEWER AT PHASE BOUNDARY SHALL END AT A MANHOLE.
  2. ALL WATER AT PHASE BOUNDARY SHALL HAVE A TEMPORARY BLOW-OFF INSTALLED IF A FIRE HYDRANT IS NOT WITHIN 10' OF THE END OF THE PIPE.
  3. ALL STORM AT PHASE BOUNDARY SHALL END AT A MANHOLE.



**REFERENCE DRAWINGS**

- X-1804-FG1-PHASING
- X-1804-FG-2-1
- X-1804-FG-2-2
- X-1804-FG-2-3
- X-1804-FG-2-4
- X-1804-FG-2-5
- X-1804-FG-2-6
- X-1804-FG-2-7
- X-1804-FG-2-8
- X-1804-FG-2-9
- X-1804-FG-2-10
- X-1804-FG-2-11
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- X-1804-FG-2-90
- X-1804-FG-2-91
- X-1804-FG-2-92
- X-1804-FG-2-93
- X-1804-FG-2-94
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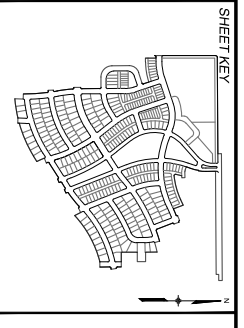
**COMPUTER FILE MANAGEMENT**


FILE NAME: R:\18 994.001 (Desamini Swink)\DWG\Construction Plans\Westerly Phase 1\PH01.dwg


CTB FILE: ---


PLOT DATE: 6/17/2025 2:26 PM

THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



MUNICIPALITY:  TOWN OF ERIE 1874

PREPARED FOR:  WESTERLY

PREPARED BY:  Matrix  
Excellence by Design

SEAL

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 18 994.001

**WESTERLY FILING 1**

TOWN OF ERIE  
CONSTRUCTION DOCUMENTS

**FILING 1 PHASING**

DESIGNED BY:	GV	SCALE:	N/A	DATE ISSUED:	APRIL 2023	DRAWING No.	PH01
DRAWN BY:	POC	HORIZ:	N/A	SHEET:	214	OF 241	
CHECKED BY:		VERT:					