

City of Fort Collins, Colorado
DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 99- 10 **Issuance Date:** 6/25/99

Project Name: 401 West Mountain

Project Location: Southwest Corner of Mountain Avenue and Meldrum

Permittee: ~~Frank Vaught, Joe Frye and Greg Belcher~~ 401 W. MOUNTAIN LLC R

City and developer contacts: *See attached Exhibit "A" for names and phone numbers of all contact persons for this project.*

Fees: Permit Application Fee (to be paid)	<u>\$ 150.00</u>
Construction Inspection Fee (paid prior to issuance of this permit)	<u>\$ 1,089.60</u>
Excavation on Public Property fee	<u>\$ 1,437.00</u>
Total	<u>\$ 2,676.60</u>

Development Bond or other approved security:
Amount of security deposited with the City to guarantee the completion of all public improvements to be constructed as shown on the approved plans for the development.
\$ 1,098.40 Expiration date: 6/25/10/99
Form of security deposited with the City: letter of credit

PERFORMANCE REQUIREMENTS OF THIS PERMIT :

1. The Project Engineer shall be responsible to certify, or have certified, materials testing and other tests as required; shall, as required by the City in the Development Agreement, certify that the improvements are constructed in accordance with the approved Utility Plans and the standards and specifications of the City; shall revise and secure City approval of all revisions to the utility plans and related documents; and shall prepare and submit to the City "as-constructed" plans prior to the City's acceptance of "the constructed" public improvements.
2. All contractors who perform work on this project must be bonded and licensed in conformance with City requirements.
3. Construction time restrictions: **Normal Construction Work Hours**
4. The applicant understands that additional permits may be required for this development project and the applicant shall secure those permits directly from the issuing departments.
5. This permit, along with a complete set of all approved plans and documents for this project

(utility plans, site plan, landscape plan, development agreement, soils report, pavement design, traffic study, drainage report, plat easements and any other official documents), shall be kept on the development site available for use by City staff doing inspections.

6. Permit Expiration (in accordance with Section 29-12 of the Transitional Land Use Regulations or Section 2.6.3(K) of the Land Use Code, whichever is applicable):

a. If construction has not begun within sixty (60) days from the date of issuance of this permit, this permit shall expire and the applicant will **forfeit the permit fee** paid for this permit, Whereupon the applicant must re-apply for a new permit.

b. In addition, this permit shall expire one year from the date of issuance. The applicant may apply for an extension by reapplication at least two weeks prior to the expiration date. Such application shall contain information sufficient to justify the granting of the extension. An extension may be granted for up to six months.

7. Building permits and certificates of occupancies will only be issued when all conditions contained in the Development Agreement and Sections 3.3.2(C) and (D) of the Land Use Code or Sections 29-678 and 29-679 of the Transitional Land Use Regulations, whichever is applicable, are met. If the Development Agreement does not specify times for completion of public improvements, or if there is no Development Agreement, then the improvement requirements specified in Section 24-95 of the City Code shall apply, which provides that construction of all improvements shall be required prior to the time of issuance of the first building permit .

8. Acceptance by the City of the public improvements shall be after (1) final inspection has been conducted by the City ; (2) punch list items from the final inspection are completed and accepted by the City; and (3) required certifications from the licensed professional engineer that improvements are completed to City standards, specifications and approved Utility Plans and the “as-constructed” plans have been received and accepted by the City.

9. The warranty on street improvements is for five (5) years from the date of acceptance by the City of the completed improvements, in accordance with Sections 29-13 and 29-14 of the Transitional Land Use Regulations and/or Sections 2.2.3(C)(3)(g), 3.3.1(C)(2), and 3.3.2(C) of the Land Use Code, as applicable.

10. The City Erosion Control Inspector must be notified at least twenty four (24) hours prior to any planned construction on this project. All required perimeter silt fencing and other erosion/sediment control best management practices (BMP’s) that can be installed prior to construction must be in place and inspected by the City Erosion Control Inspector before any land disturbing activity begins.

11. No work (including grading) shall be started in State Highway right-of-way until a permit is issued by the Colorado Department of Transportation to allow such work to begin.

12. Other conditions: _____

Permittee's acknowledgment signature:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection and, if necessary, to enter upon such property to perform work required of the applicant if the applicant were to fail to perform the required work. I also acknowledge that I have read this permit document with all its requirements and conditions, and I agree to all of the terms and conditions so stated in this permit.

Applicant/Project Manager's Signature: Andy Feeny

Date: 6/25/17

Approval for issuance:

City Engineer Approval: Reid P.

Date: 6-25-17

(Permit Issuance Date)

EXHIBIT "A"

Project Engineer (A Colorado licensed professional engineer who is the civil engineer the person responsible for the design of this project, responsible for certification that improvements are constructed in accordance with approved plans, responsible for making revisions to plans with City approval and for providing as-constructed plans):

Name: Stewart & Associates, Phil Robinson
Address: P.O. Box 429, Fort Collins, CO 80522
Phone number(s):
Office: (970) 482-9331
Cellphone: _____
Fax number: (970) 482-9382
Email: _____
Professional License Number: Colorado P.E. & L.S. #4502

Developer (The party or parties referenced in the Development Agreement who are responsible for the Developer's obligations contained in the Agreement--add additional names below):

Name: Joe Frye, Frank Vaught, Greg Belcher 401 W. MOUNTAIN LLC
Address: 1113 Stoney Hill Drive, Fort Collins, CO 80525
Phone number(s):
Office: (970) 224-1191
Cellphone: _____
Fax number: (970) 224-1662
Email: _____

General Contractor (The contractor in overall charge of the public infrastructure construction):

Name: Drahota Construction Co., Jeff Jensen
Address: P.O. Box 272269, Fort Collins, CO 80527
Phone number(s):
Office: (970) 204-0100
Cellphone: (970) 227-0622
Fax number: (970) 204-0200
Email: jeffj@drahotaconstruction.com

If you have no General Contractor, list all other contractors below.

Grading contractor:

Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Utility contractor:

PROJECT QUANTITIES AND COST ESTIMATE SHEET

401 West Mountain

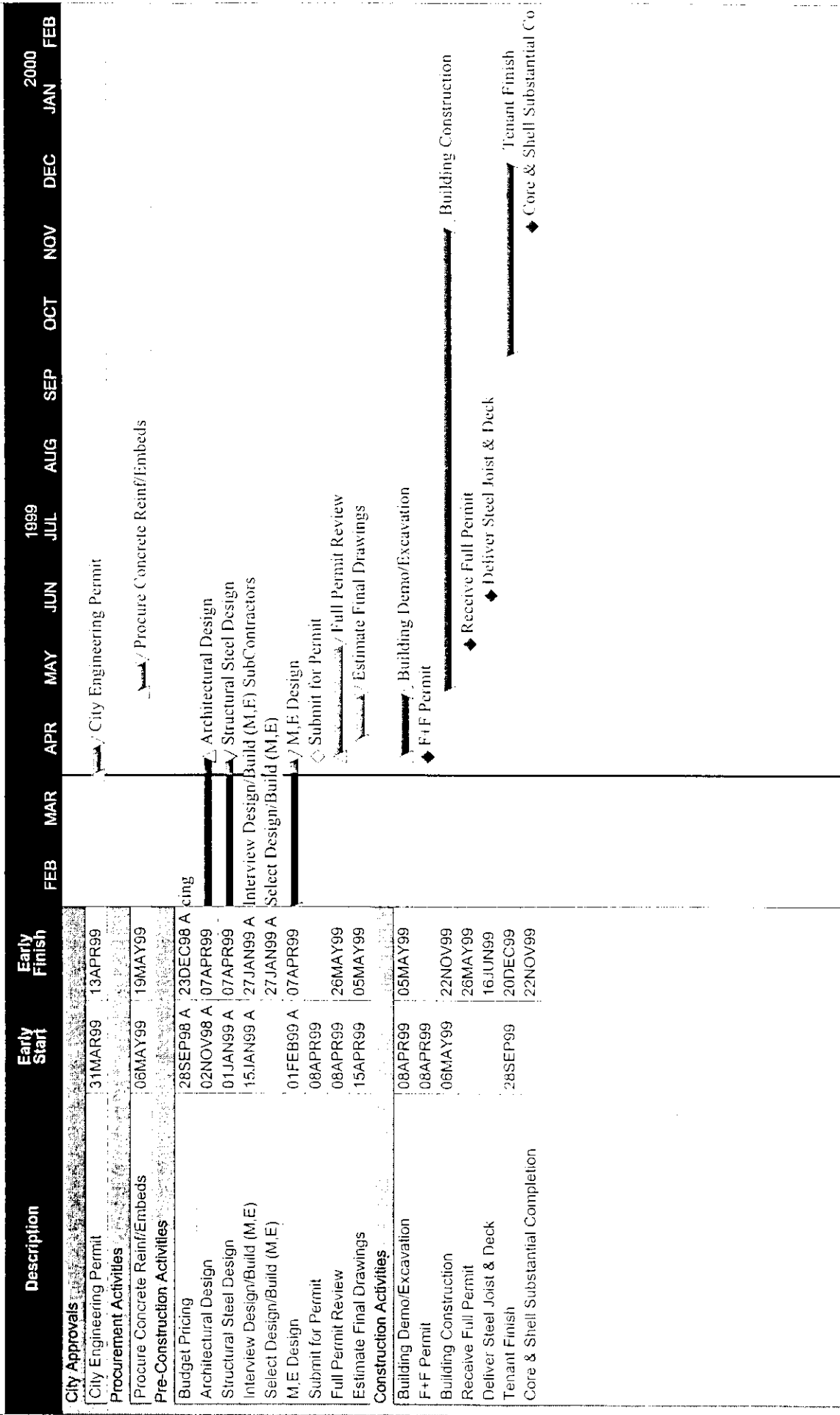
APPLICATION #
APPLICATION DATE 30 MARCH, 1999 revised 30 Mar 99.

DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS)	UNITS OF MEASURE	ESTIMATED QUANTITY	INFRASTRUCTURE CONSTRUCTION COST/UNIT	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE
Storm Sewer						
Reinforced Concrete Pipe	LF	0		\$0.00	\$0.60	\$0.00
Trench	LF	0		\$0.00	\$0.60	\$0.00
Concrete Headwall	CY	0		\$0.00	\$3.00	\$0.00
Water Quality Outlet Structure	CY	0		\$0.00	\$3.00	\$0.00
All Inlet Types	EACH	2	\$475.00	\$950.00	\$90.00	\$180.00
Manhole	EACH	0		\$0.00	\$90.00	\$0.00
Water & Sanitary Sewer						
Sanitary Sewer Main	LF	114	\$4.75	\$541.50	\$0.60	\$68.40
Water Main	LF	101	\$8.50	\$858.50	\$0.60	\$60.60
Trench	LF	215	\$2.30	\$494.50	\$0.60	\$129.00
Water/Sewer Service Line Stub	EACH	1	\$500.00	\$500.00	\$60.00	\$60.00
Fire Hydrant	EACH	0		\$0.00	\$60.00	\$0.00
Manhole	EACH	0		\$0.00	\$90.00	\$0.00
Valves	EACH	1	\$450.00	\$450.00	\$60.00	\$60.00
Meter Pit (1')	EACH	1	\$500.00	\$500.00	\$30.00	\$30.00
Filling (bend, tee, cross)	EACH	1	\$200.00	\$200.00	\$30.00	\$30.00
Water Main Connection	EACH	1	\$500.00	\$500.00		\$0.00
Street System						
Grading	LS					\$0.00
Pavement	SY	107	\$32.50	\$3,477.50	\$0.30	\$90.00
Curb & Gutter	LF	152	\$8.00	\$1,216.00	\$0.80	\$141.60
Detached Sidewalk	LF	22	\$16.20	\$356.40	\$0.80	\$60.00
Pedestrian Ramps	LF	0	\$155.00	\$0.00	\$0.80	\$60.00
Apron	SF	44	\$3.50	\$154.00	\$0.10	\$60.00
Crosspan	SF	0		\$0.00	\$0.10	\$60.00

TOTAL INSPECTION FEE \$1,989.60

TOTAL INFRASTRUCTURE COST \$9,698.40

401 West Mountain

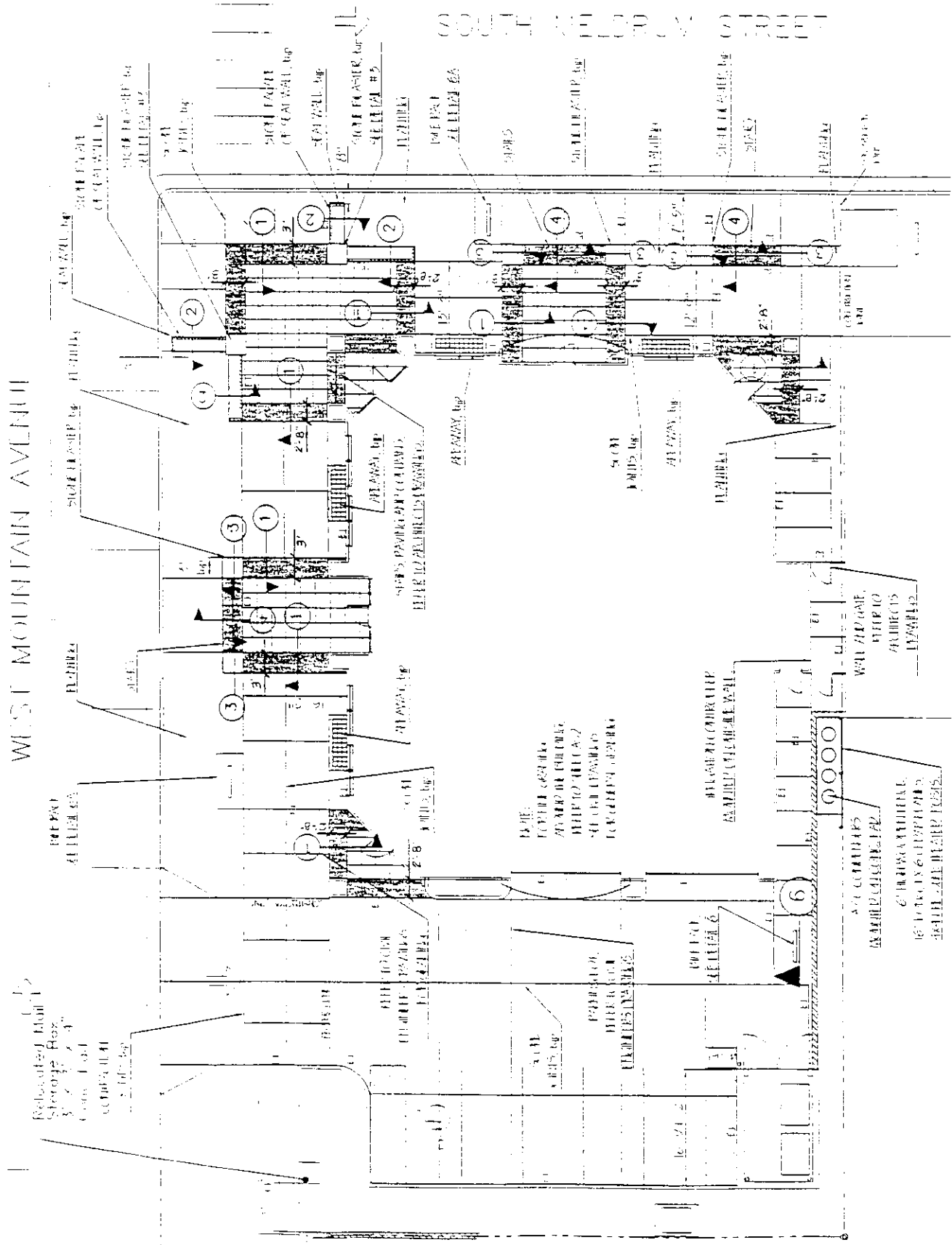


Company name: Drahotra Construction Co
 Data date: 31MAR99
 Start date: 01SEP98
 Finish date: 20DEC99
 Number/Version: outline
 Page number: 1A
 © Primavera Systems, Inc.

Outline Schedule 401 West Mountain DRAHOTA CONSTRUCTION CO

WEST MOUNTAIN AVENUE

SOUTH MOUNTAIN AVENUE



SITE PLAN

SCALE: 1" = 10'



June 25, 1999

City of Fort Collins
300 LaPorte Avenue
Fort Collins, Colorado 80521

Dear Sirs:

We hereby establish, at the request and for the account of 401 West Mountain, LLC
in your favor as beneficiary, our Irrevocable Letter of Credit No. 369, in the amount of Nine thousand six hundred ninty eight & 40/100 Dollars (\$ 9,698.40) (as more fully described below), effective immediately and expiring at the close of banking business on June 10, 2000, at our office at 303 E Mountain Ave, Ft Collins, CO

This Letter of Credit is intended for the 401 W Mountain Ave development project for the assurance of the completion of the construction and the maintenance and repair of the public infrastructure in connection with the aforesaid development project and its' associated development agreement and development construction permit. Funds under this Letter of Credit are available to you for one or more drawings prior to the close of business on June 10, 2000, against sight drafts in an aggregate cumulative amount not to exceed \$ 9,698.40, dated the date of presentment, drawn on our office referred to above, referring thereon to the number of this Letter of Credit and accompanied by your written certificate signed by you and acknowledged as therein provided in the form of Exhibit I hereto.

Presentation of such draft and certificate shall be made at our office referred to above.

Upon the earlier of (i) our honoring your draft(s) totaling \$ 9,698.40 in the aggregate presented on or before this Letter of Credit expires pursuant to the terms herein or (ii) the surrender to us by you of this Letter of Credit for cancellation, this Letter of Credit shall automatically terminate.

This letter of credit shall be subject to the Uniform Commercial Code as in effect in the State of Colorado, and, to the extent not inconsistent with the terms of this Letter of Credit and the Uniform Commercial Code, the Uniform Customs and Practice for Documentary Credits, 1993 revision, ICC publication number 500.

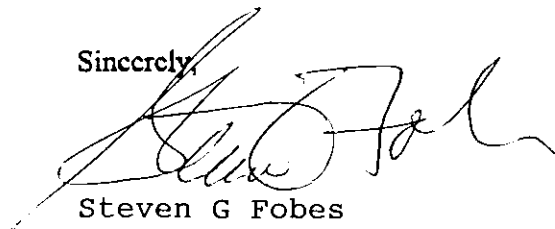
This Letter of Credit will be automatically extended without amendments for one year from the present, and each future, expiration date thereof, unless Issuer delivers written notice within sixty

(60) days prior to any such expiration date to the City of Fort Collins of its intent not to renew this Letter of Credit. Any such notice shall be in writing and shall be delivered with an acknowledged receipt, either in hand or by certified mail. Any amendments to this Letter of Credit shall be made in the form of Exhibit 2 hereto.

This Letter of Credit is not transferrable.

This Letter of Credit sets forth in full our undertaking, and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein, except only the certificate and draft(s) referred to herein; and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement except for such certificate and draft(s).

Sincerely,

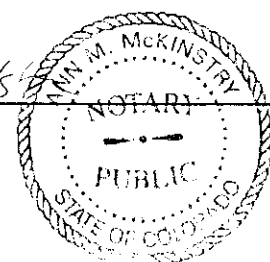


Steven G Fobes
Sr Vice PR., The Home State Bank

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

Subscribed and sworn to before me this 25 day of June, 1999, by
Steven G. Fobes, as authorized officer of the City of Fort Collins, Colorado.
Sr. Vice PR. Home State Bank

Witness my hand and official seal.

Ann C. B.
Notary Public 

My Commission Expires: 7-24-01

EXHIBIT 1

CERTIFICATE

The City of Fort Collins hereby certifies as follows with respect to the certain Irrevocable Letter of Credit No. _____ dated _____, _____, established in favor of the City of Fort Collins, Colorado (the "Letter of Credit"):

- (a) He (She) is authorized to execute this Certificate of behalf of the City of Fort Collins;
- (b) The applicant/developer is in default under the terms of the development agreement and/or the development construction permit.
- (c) The sum of \$ _____, which is the amount of the draft presented with this Certificate, is the amount currently due to the City of Fort Collins from _____;
- (d) The amount of the accompanying draft together with all previous draws under the Letter of Credit do not exceed in the aggregate \$ _____; and
- (e) The Letter of Credit has not expired.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of behalf of the City of Fort Collins this _____ day of _____, _____.

THE CITY OF FORT COLLINS, COLORADO
A Municipal Corporation

By: _____
[Title]

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

Subscribed and sworn to before me this _____ day of _____, _____, by _____, as authorized officer of the City of Fort Collins, Colorado.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT 2

Amendment to Letter of Credit # _____

The City of Fort Collins certifies that the person signing below is authorized to execute this amendment on behalf of the City of Fort Collins, and further certifies with respect to the provisions contained in the Development Construction Permit dated _____, and/or the Development Agreement dated _____, between the City of Fort Collins (Beneficiary) and _____ (Developer), the following:

[Check applicable boxes.]

- The Letter of Credit is to be reduced to \$_____.
- The maturity date is revised to be _____.
- The 60-day automatic one year renewal provision on longer applies.

In witness whereof, the undersigned has executed this certificate on behalf of the City of Fort Collins this _____ day of _____, _____.

CITY OF FORT COLLINS, COLORADO
a Colorado municipal corporation

By: _____
(Name and Title)

Attest:

City Clerk

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

Subscribed and sworn to before me this _____ day of _____, _____, by _____, as authorized officer of the City of Fort Collins, Colorado.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____



935 North Cleveland Ave
PO Box 329
Loveland CO 80539-0329
FAX 970-667-0745
FAX 970-669-9719
Telephone 970-669-4040

John Fishback
City Manager
City of Fort Collins

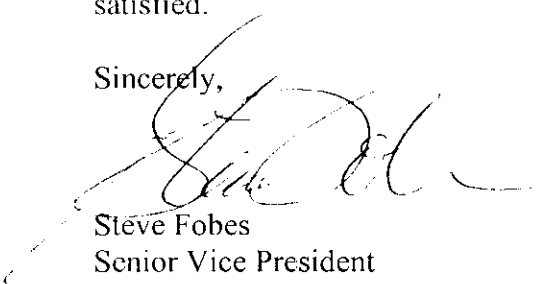
Re: 401 W. Mountain Ave
Permit Number 99-10

Dear Mr. Fishback,

With reference to the Development Construction Permit that requires a development bond or other approved security, Home State Bank will provide a set aside of \$9,698.40 for the completion of the public improvements. On the above referenced property the bank has a construction loan for the amount of the proposed improvements including all fees for this project.

Please advise our bank when the requirements of the City of Ft. Collins have been satisfied.

Sincerely,



Steve Fobes
Senior Vice President
Home State Bank

————— Additional Locations —————

Downtown Loveland
544 North Lincoln Avenue
Loveland, CO 80537

1355 East Eisenhower Blvd.
at County Market
Loveland Co 80538

303 East Mountain Avenue
Fort Collins, CO 80524
970-622-7188

401 West Main

CONSTRUCTION COORDINATION MEETING AGENDA

PURPOSE: The purpose for the meeting is coordination. It is a time to meet the parties involved in the project, review the developer's plans and schedule, alert everyone about important issues and set up lines of communication.

Agenda:

1. **Introductions** (10 minutes)
Exchange Rosters - Contact Persons - Exhibit "A"
2. **Review Project Plans** (25 - 40 minutes)
Main goal
Describe what is to be built
Review Project Schedule
Phasing
Traffic control
Construction drag-out
Haul routes
3. **Critical Issues** (15 - 40 minutes)
Development Engineer
City Planner
Building and Zoning
Traffic Operations
Transportation Planning
Natural Resources
Parks/Forestry
Stormwater
Water utility
Wastewater utility
Light and Power
Public Service Co.
US West
TCI
Other Utilities
Poudre Fire Authority
Others
4. **Developer's Questions** (5 minutes)
5. **Summarize Meeting** (5 minutes)
All conditions added to the permit
Permit Issuance Process

401 W Main

~~Water~~ Development Construction Meeting

3-31-99

Name	Company Name	Telephone #
Dave Ringen	City Engineering	221-6605 ext 7115
Gary Dennison	Vaughn Page Architects	224-1191
Arling Looney	DRAHOTA CONST	505-586 3961
TERRY DRAHOTA	DRAHOTA CONST	204-0100
Janet McTague	Fort Collins Utilities	224-6154
Phil Robinson	Stewart & Associates	402-9331
JEFF JENSEN	DRAHOTA CONSTRUCTION	204-0100
John	224 6570
...
LARRY HEDDEN	City of Ft Collins Inspection	976 2011

**DEVELOPMENT CONSTRUCTION PERMIT
APPLICATION**
(1/7/99)

For City use only: Application Number: A0-13 Application Date: 3-30-99

Permit application fee: \$150.00

INSTRUCTIONS:

1. Complete this form (some questions may not apply to you) and attach all necessary documents and submit to the Development Engineering Section of the City.
2. If you have any questions contact the Development Engineer Dave Stringer at 221-6750.
3. Submit the Application and pay the Application Fee at the fee at the Engineering counter at 281 No. College Avenue.

PROJECT INFORMATION:

Project Name (as approved by the City):

401 West Mountain Avenue

Project A.K.A. (Marketing name if different from Project Name):

Project Location: 401 West Mountain Avenue, Fort Collins, Colorado

Property Owner(At the time of this permit issuance):

Name: Joe Frye, Frank Vaught, Greg Belcher

Address: 1113 Stoney Hill Drive, Fort Collins, CO 80525

Phone number(s):

Office: (970) 224-1191

Cellphone: _____

Fax number: (970) 224-1662

Email: _____

Applicant/Project Manager (The primary contact person for all matters regarding this project, and the person responsible for all matters referencing "the Developer" in the Development Agreement for this project):

Name: Joe Frye

Address: 1113 Stoney Hill Drive, Fort Collins, CO 80525

Phone number(s):

Office: (970) 224-1191

Cellphone: _____

Fax number: (970) 224-1662

Email: _____

Project Engineer (A Colorado licensed professional engineer who is the civil engineer the person responsible for the design of this project, responsible for certification that improvements are constructed in accordance with approved plans, responsible for making revisions to plans with City approval and for providing as-constructed plans):

Name: Stewart & Associates, Phil Robinson
Address: P.O. Box 429, Fort Collins, CO 80522
Phone number(s):
Office: (970) 482-9331
Cellphone: _____
Fax number: (970) 482-9382
Email: _____
Professional License Number: Colorado P.E. & L.S. #4502

Developer (The party or parties referenced in the Development Agreement who are responsible for the Developer's obligations contained in the Agreement--add additional names below):

Name: Joe Frye, Frank Vaught, Greg Belcher
Address: 1113 Stoney Hill Drive, Fort Collins, CO 80525
Phone number(s):
Office: (970) 224-1191
Cellphone: _____
Fax number: (970) 224-1662
Email: _____

General Contractor (The contractor in overall charge of the public infrastructure construction):

Name: Drahota Construction Co., Jeff Jensen
Address: P.O. Box 272269, Fort Collins, CO 80527
Phone number(s):
Office: (970) 204-0100
Cellphone: (970) 227-0622
Fax number: (970) 204-0200
Email: jeffj@drahotaconstruction.com

If you have no General Contractor, list all other contractors below.

Grading contractor:

Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Utility contractor:

Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Concrete contractor for flat work:

Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Concrete contractor for structures:

Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Paving contractor:

Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Landscape contractor:

Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Other contractors and parties involved in the project:

SUBMIT THE FOLLOWING ITEMS (Required for all projects):

- 8 1/2"x11" copy of the Site Plan
- Proposed Project Schedule
- Project quantities and cost estimate for all of the public improvements to be constructed. In addition, include all private improvements that are required to be inspected by the City Construction Inspectors. This information must be submitted in the format shown on the attached form titled "Project Quantities and Cost Estimate Sheet."

ADDITIONAL SUBMITTALS (Required if checked):

- Traffic control plan(s) for the project
- Proposed haul routes shown on a City map
- Shop drawings
- Other _____

CONSTRUCTION COORDINATION MEETING: A construction coordination meeting to discuss plans and special requirements for your project, is required for all development projects. The people required to attend the meeting are the Project Manager, Project Engineer, Developer, Architect/Land Planner and General Contractor (if no General Contractor, representatives for each of the contractors expected to work on this project)

People to Attend: List the peoples names and titles for those who will attend the pre-construction meeting:

Name	Title
Joe Frye	Owner
Frank Vaught	Owner
Phil Robinson	Civil Engineer
Jeff Jensen	Project Manager

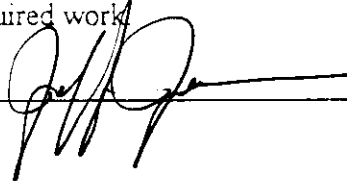
ESTIMATED COST OF INFRASTRUCTURE IMPROVEMENTS: Provide the estimated value of all public infrastructure improvements that will be constructed and accepted by the City to own and maintain. In addition provide the value of all private infrastructure improvements that the City will inspect and require certification for. The estimate shall be in the same format as the attached sheet titled "Project Quantities and Cost Estimate Sheet."

Public infrastructure, estimated cost: \$ Included Below

Private infrastructure, estimated cost: \$ 9,698.40

I certify that the information on this permit application along with the required additional submittals are true and correct to the best of my knowledge, and that in filing this application I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection and, if necessary, to enter upon such property to perform work required of the applicant if the applicant were to fail to perform the required work.

Applicant Signature: _____



Date: _____

3/31/99

"PROJECT QUANTITIES AND COST ESTIMATE SHEET"

A	B	C	D	E	F	G	H
(PROJECT NAME AS EXISTS ON THE DEVELOPMENT PERMIT)							
1	2	3	4	5	6	7	8
DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE *PRIVATE IMPROVEMENTS)	UNITS OF ESTIMATED MEASURE QUANTITY (PROVIDED BY THE PROJECT ENGINEER)	INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE (COST ESTIMATE APPROVED BY THE CITY)	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE	(SAMPLE FORMULA)	
Storm Sewer							
Reinforced Concrete Pipe	L.F.	0	\$0.00	\$0.00	\$0.60	(D9 100)*G9+60	
Trench	L.F.	0	\$0.00	\$0.00	\$0.60	(D10-100)*G1C	
Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.00	D11*G11	
Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.00	D12*G12	
All Inlet Types	EACH	0	\$0.00	\$0.00	\$90.00	D13*G13	
Manhole	EACH	0	\$0.00	\$0.00	\$90.00	D14*G14	
Water & Sanitary Sewer							
Sanitary Sewer Main	L.F.	0	\$0.00	\$0.00	\$0.60	(D17-100)*G17+60	
Water Main	L.F.	0	\$0.00	\$0.00	\$0.60	(D18-100)*G18+60	
Trench	L.F.	0	\$0.00	\$0.00	\$0.60	(D19-100)*G19+60	
Water/Sewer Service Line Stub	EACH	0	\$0.00	\$0.00	\$60.00	D20*G20	
Fire Hydrant	EACH	0	\$0.00	\$0.00	\$60.00	D21*G21	
Manhole	EACH	0	\$0.00	\$0.00	\$90.00	D22*G22	
Valves	EACH	0	\$0.00	\$0.00	\$60.00	D23*G23	
Meter Pit (1")	EACH	0	\$0.00	\$0.00	\$30.00	D24*G24	
Fitting (Bend, Tee, Cross)	EACH	0	\$0.00	\$0.00	\$30.00	D25*G25	
Water Main Connection	EACH	0	\$0.00	\$0.00	\$0.00	D26*G26	
Street System							
Grading	L.S.	0	\$0.00	\$0.00	\$0.30	D29*G29	
Pavement	S.Y.	0	\$0.00	\$0.00	\$0.30	(D30-300)*G30+90	
Curb & Gutter	L.F.	0	\$0.00	\$0.00	\$0.80	(D31-50)*G31+60	
Detached Sidewalk	L.F.	0	\$0.00	\$0.00	\$0.80	(D32-50)*G32+60	
Pedestrian Ramps	L.F.	0	\$0.00	\$0.00	\$0.80	(D33-50)*G33+60	
Apron	S.F.	0	\$0.00	\$0.00	\$0.10	(D34-50)*G34+60	
Crosspan	S.F.	0	\$0.00	\$0.00	\$0.10	(D35-50)*G35+60	
					TOTAL INSPECTION FEE	\$0.00	
					TOTAL INFRASTRUCTURE COST	\$0.00	

* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.

PROJECT QUANTITIES AND COST ESTIMATE SHEET

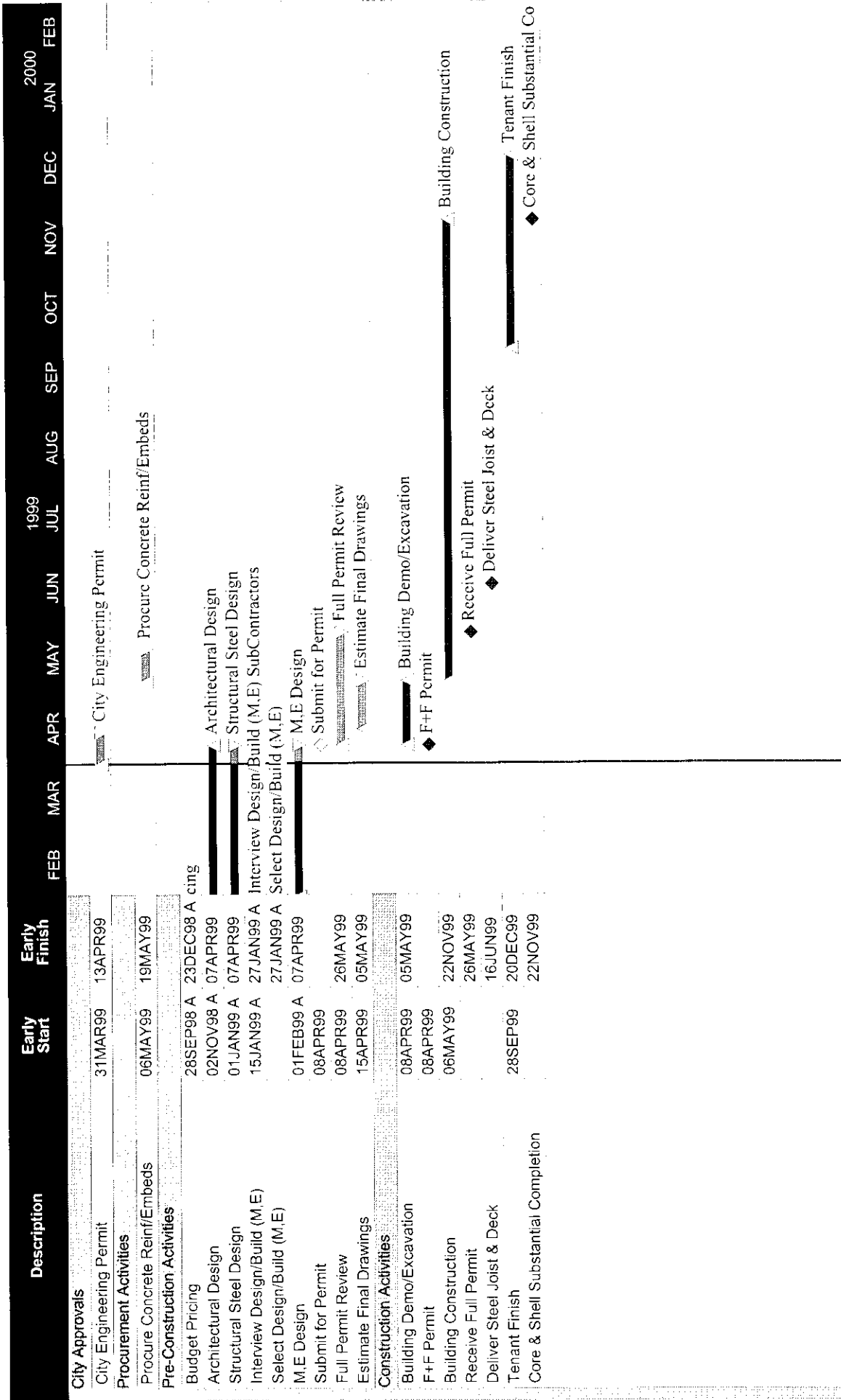
401 West Mountain

APPLICATION #
APPLICATION DATE 30 MARCH, 1999 revised 30 Mar 99.

DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS)	UNITS OF MEASURE	ESTIMATED QUANTITY	INFRASTRUCTURE CONSTRUCTION COST/UNIT	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY	TOTAL INSPECTION FEE
<u>Storm Sewer</u>						
Reinforced Concrete Pipe	LF	0		\$0.00	\$0.60	\$0.00
Trench	LF	0		\$0.00	\$0.60	\$0.00
Concrete Headwall	CY	0		\$0.00	\$3.00	\$0.00
Water Quality Outlet Structure	CY	0		\$0.00	\$3.00	\$0.00
All Inlet Types	EACH	2	\$475.00	\$950.00	\$90.00	\$180.00
Manhole	EACH	0		\$0.00	\$90.00	\$0.00
<u>Water & Sanitary Sewer</u>						
Sanitary Sewer Main	LF	114	\$4.75	\$541.50	\$0.60	\$68.40
Water Main	LF	101	\$8.50	\$858.50	\$0.80	\$80.60
Trench	LF	215	\$2.30	\$494.50	\$0.60	\$129.00
Water/Sewer Service Line Stub	EACH	1	\$500.00	\$500.00	\$60.00	\$60.00
Fire Hydrant	EACH	0		\$0.00	\$60.00	\$0.00
Manhole	EACH	0		\$0.00	\$90.00	\$0.00
Valves	EACH	1	\$450.00	\$450.00	\$60.00	\$60.00
Meter Pit (1")	EACH	1	\$500.00	\$500.00	\$30.00	\$30.00
Fitting (bend, tee, cross)	EACH	1	\$200.00	\$200.00	\$90.00	\$90.00
Water Main Connection	EACH	1	\$500.00	\$500.00		\$0.00
<u>Street System</u>						
Grading	LS					\$0.00
Pavement	SY	107	\$32.50	\$3,477.50	\$0.30	\$60.00
Curb & Gutter	LF	152	\$8.00	\$1,216.00	\$0.80	\$141.60
Detached Sidewalk	LF	22	\$16.20	\$356.40	\$0.80	\$60.00
Pedestrian Ramps	LF	0	\$155.00	\$0.00	\$0.80	\$0.00
Apron	SF	44	\$3.50	\$154.00	\$0.10	\$60.00
Crosspan	SF	0		\$0.00	\$0.10	\$60.00
TOTAL INSPECTION FEE						\$1,089.60

TOTAL INFRASTRUCTURE COST \$9,698.40

401 West Mountain



Company name Drahotra Construction Co
 Data date 31MAR99
 Start date 01SEP98
 Finish date 20DEC99
 Number/Version outline
 Page number 1A
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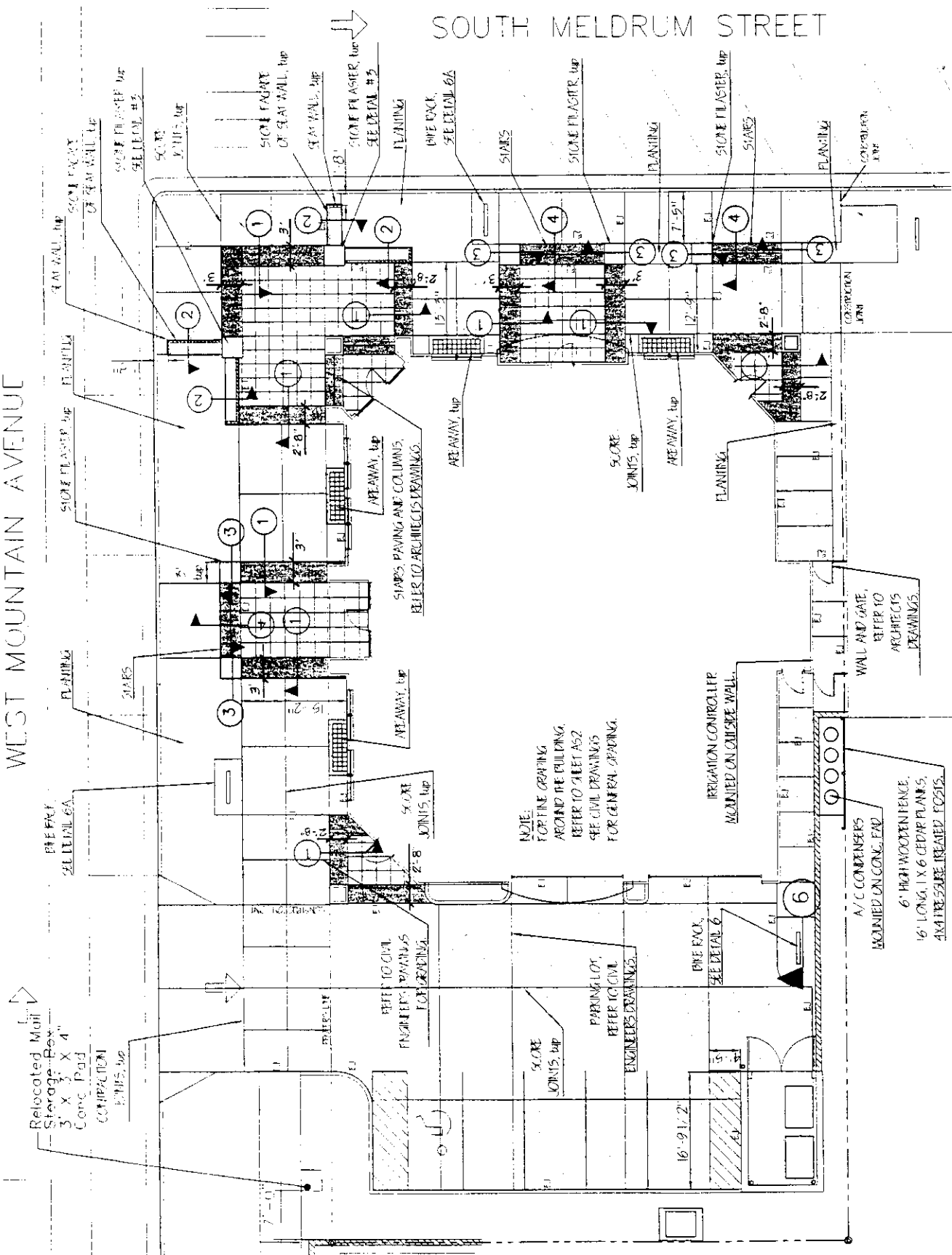
Outline Schedule 401 West Mountain DRAHOTRA CONSTRUCTION CO

▲ Early start point
 ▼ Early finish point
 ▽ Early bar
 ▨ Progress bar
 ▩ Critical bar
 Summary bar

▲ Progress point
 ▼ Critical point
 ▽ Summary point
 ▨ Start milestone point
 ▩ Finish milestone point

WEST MOUNTAIN AVENUE

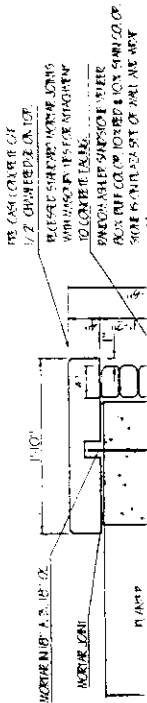
SOUTH MELDRUM STREET



NOTE:
 FOR THE GRADING
 AROUND THE BUILDING,
 REFER TO SHEET AS-2
 SEE CIVIL DRAWINGS
 FOR GENERAL GRADING.

PARKING LOT,
 REFER TO CIVIL
 ENGINEERS DRAWINGS.

A/C CONDENSERS
 MOUNTED ON CONC. PAD
 6' HIGH WOODEN FENCE,
 16' LONG, 1 X 6 CEDAR PLANKS,
 4X4 PRESSURE TREATED POSTS.



SITE PLAN
 SCALE: 1" = 10'

