

EXHIBIT B

IN RE: Aspen Village
 Name of Subdivision
LOCATION: 1062 18 Rd, Fruita, CO
 Location of Subdivision

Intending to be legally bound, the undersigned Developer hereby agrees to provide throughout the above-named Subdivision the following improvements that shall be constructed in accordance with the City of Fruita or applicable special district standards.

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
(1) Mobilization	1	L.S.	\$5,000.00	\$5,000.00	
(2) Utility relocation	1	L.S.	\$1,500.00	\$1,500.00	
(3) Remove existing structures	1	L.S.	\$2,500.00	\$2,500.00	
(4) Stormwater control features	1	L.S.	\$12,000.00	\$12,000.00	
(5) Site grading (original brush, ground leveling)	1	L.S.	\$5,000.00	\$5,000.00	
Subtotal General				\$26,000.00	
(6) Sanitary Sewer					
Connect to Existing	1	Ea.	\$1,000.00	\$1,000.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Pipe, 8" dia.	1300	L.F.	\$23.00	\$29,900.00	
Pipe, 10" dia.	0	L.F.			
Pipe, ____" dia.	0	L.F.			
Manholes, 4' dia., standard	13	Ea.	\$2,300.00	\$29,900.00	
Manholes, ____' dia., standard	0	Ea.			
Manholes, ____' dia., drop	0	Ea.			
Laterals, (service lines) 4" dia.	817	L.F.	\$22.00	\$17,974.00	
Laterals ____ dia.	0	L.F.			
Sewer accessories (lift station, holding tank sand/oil interceptors)					
Clay Cutoff Wall	9	Ea.	\$150.00	\$1,350.00	
Concrete Encasement	40	L.F.	\$30.00	\$1,200.00	
Other					
Subtotal Sanitary Sewer				\$81,324.00	
(7) Domestic Water					
Connect to Existing	1	Ea.	\$500.00	\$500.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Main, _8" dia.	1410	L.F.	\$22.00	\$31,020.00	
Laterals (service lines) 3/4" Copper	887	L.F.	\$23.00	\$20,401.00	
Meter boxes	22	Ea.	\$225.00	\$4,950.00	
Fire hydrants (Ts, valves, lateral)	3	Ea.	\$5,000.00	\$15,000.00	
Valves	5	L.S.	\$500.00	\$2,500.00	
Other					
Blowoff Valve Assembly	1	Ea.	\$500.00	\$500.00	
Subtotal Domestic Water				\$74,871.00	

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
(8) Storm Sewer					
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Pipe, main, __8"__ dia.	404	L.F.	\$30.00	\$12,120.00	
Pipe, main, __12"__ dia.	341	L.F.	\$40.00	\$13,640.00	
Pipe, main, __18"__ dia.	86	L.F.	\$45.00	\$3,870.00	
Pipe, lateral, _____ dia.	0	L.F.			
Pipe, lateral, _____ dia.	0	L.F.			
Drain inlet, single	1	Ea.	\$2,100.00	\$2,100.00	
Drain inlet, double	0	Ea.			
Drain inlet, triple	0	Ea.			
ADS Inlet	5	Ea.	\$200.00	\$1,000.00	
Manholes, shallow, 4' dia.	0	Ea.			
Manholes, shallow, _____ dia.	0	Ea.			
Manholes, standard, 4' dia.	1	Ea.	\$2,500.00	\$2,500.00	
Manholes, standard, _____' dia.	0	Ea.			
Detention basin					
Excavation	1	L.S.	\$1,500.00	\$1,500.00	
Pipe, __12"__ dia.	23	L.F.	\$40.00	\$920.00	
Outlet boxes and controls	1	Ea.	\$2,500.00	\$2,500.00	
Manholes _____ dia.	0	Ea.			
Other _____					
Rip-Rap D ₅₀ = 6"	48	S.F.	\$25.00	\$1,200.00	
Subtotal Storm Sewer				\$41,350.00	
(9) Irrigation					
Connect to existing	1	Ea.	\$250.00	\$250.00	
Trenching (INCL. IN PIPE COST)		L.F.		\$0.00	
Existing ditch or pipe removal	0	L.F.			
Gravity flow pipe, __8"__ dia.	20	L.F.	\$23.00	\$460.00	
Pressurized pipe, __4"__ dia.	2190	L.F.	\$18.00	\$39,420.00	
Pressurized pipe, __4"__ dia.	505	L.F.	\$14.00	\$7,070.00	
Mains, _____ dia.	0	L.F.			
Diversion structure	0	Ea.			
Flow meter	1	Ea.	\$200.00	\$200.00	
Risers and valves	22	Ea.	\$200.00	\$4,400.00	
Pumps and controls	1	Ea.	\$5,000.00	\$5,000.00	
Pumphouse	1	Ea.	\$3,000.00	\$3,000.00	
Settling Structure	1	Ea.	\$10,000.00	\$10,000.00	
Other _____					
Air Vent	2	Ea.	\$150.00	\$300.00	
6" CL 160 PVC Sleeves	200	L.F.	\$10.00	\$2,000.00	
Subtotal Irrigation				\$72,100.00	

Class of Improvements	Qty	Unit	Unit Cost	Total Cost	Compl. Date
(10) Streets, On-Site					
Unclassified excavation	985	C.Y.	\$4.50	\$4,432.50	
Unclassified embankment	4052	C.Y.	\$4.00	\$16,208.00	
Sub-base, thickness _____, Class _____	0	C.Y.			
Base course, thickness <u> 6" </u> , Class <u> 6 </u>	312	C.Y.	\$36.00	\$11,232.00	
Base course, thickness <u> 10" </u> , Class <u> 6 </u>	1228	C.Y.	\$36.00	\$44,208.00	
Asphalt paving, thickness <u> 4" </u>	995	Tons	\$120.00	\$119,400.00	
Curb & gutter, attached sidewalk, <u> 6.5 </u> ft. wide	1927	L.F.	\$34.00	\$65,518.00	
Curb & gutter, attached sidewalk, <u> 7 </u> ft. wide	31	L.F.	\$36.00	\$1,116.00	
Curb & gutter, _____ ft. wide	0	L.F.			
Sidewalk, unattached, <u> 8 </u> ft. wide	191	S.Y.	\$108.00	\$20,628.00	
Pavement markings	1	L.S.	\$1,000.00	\$1,000.00	
HDCP ramps	195	S.Y.	\$108.00	\$21,060.00	
Signage	1	L.S.	\$500.00	\$500.00	
Mailbox Pad Concrete	24	S.F.	\$12.00	\$288.00	
T-Lock & Asphalt Repair	28	S.Y.	\$20.00	\$560.00	
Subtotal Street, On-Site				\$306,150.50	
(11) Street Lights	4	Ea.	\$3,700.00	\$14,800.00	
(12) Fencing, Type _____ Height _____	0	L.F.			
(13) Public Parks & Open Spaces, (Exhibit X)					
(14) Off-Site Streets (Exhibit X)					
(15) Off-Site Storm Sewer (Exhibit X)					
(16) Off-Site Sanitary Sewer (Exhibit X)					
(17) Other Exhibits					
Subtotal Misc				\$14,800.00	
(18) Landscaping					
Soil Prep/Fine Grading/Soil Amendments	7000	S.F.	\$0.17	\$1,190.00	
Irrigation System - New, Repair, or Replacement	7000	S.F.	\$1.25	\$8,750.00	
Colored Stone Mulch (Tan Granite Over Landscape Fabric)	7000	S.F.	\$1.30	\$9,100.00	
Cobble Mulch Over Landscape Fabric (Detention Basin)	4000	S.F.	\$1.00	\$4,000.00	
Landscape Boulder (New)	12	Ea.	\$90.00	\$1,080.00	
2" Caliper Deciduous Tree or 6 ft B&B Tree	17	Ea.	\$350.00	\$5,950.00	
5-Gallon Shrub	69	Ea.	\$50.00	\$3,450.00	
Subtotal Landscaping				\$33,520.00	

