

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called “County,” and Pecos Logistics Park, LLLP, hereinafter called “Developer.”

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit “A” attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. Engineering Services.

- a. Developer’s Obligations. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibits C, D, E and F and the signal design included in Exhibit B attached hereto, and by this reference made a part hereof.
- b. County’s Obligations. County shall furnish, at its own expense, all engineering and other services and necessary permits in connection with the design of the half street improvements described and detailed in Exhibit B. Developer shall be responsible for the construction and costs for improvements on the west half of Pecos Street as outlined in Exhibit B.

2. Drawings and Estimates. The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit B, C, D, E and F for approval by the County. Cost estimates are detailed on Exhibit G. Upon request, the Developer shall furnish one set of reproducible “as built” drawings and a final statement of construction costs to the County.

3. Construction. Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibits B, C, D, E and F.

4. Time for Completion. Improvements shall be completed according to the terms of this agreement by no later than December 31, 2021. The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit B, C, D and E. Any extension greater than 180 days is within the sole discretion of the Board of County Commissioners. All extensions of time must be in writing.

5. Guarantee of Compliance. Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$2,548,622, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and Preliminary Acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County’s Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of Preliminary Acceptance.

No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners, and until the final plat has been

approved. No certificate of occupancy will be issued until the improvements described in Exhibit B, C, D and E have been preliminarily accepted by the Department of Public Works.

Building permits will only be issued if access for emergency vehicles is provided and a temporary sediment basin is constructed. To facilitate the construction of the sediment basin, grading and retaining wall(s) construction will be required. The County agrees to issue grading, utility and retaining wall permits in advance of final plat approval and building permits to accommodate this requirement. A Certificate of Occupancy will not be issued until such time as the permanent pond is constructed and accepted by Adams County and the improvements described in Exhibits B, C, D, E and F have been preliminarily accepted by the Department of Public Works.

6. **Acceptance and Maintenance of Public Improvements.** All improvements designated “public” on Exhibits B, C, D and E shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer’s expense. In the case of an emergency such written notice may be waived.

Developer shall maintain all landscape and water quality features included in public right-of-way as designated on Exhibits B, C, D and E.

7. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit A attached hereto.
8. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

A. Improvements.

Public Improvements:

Public improvements include half street improvements on Pecos St, 56th Avenue, Tejon St and Vallejo St. Improvements to consist of improved roadway cross sections, curb and gutter, sidewalks, water quality swales, utilities and landscaping. Developer shall design and construct Pecos temporary transition details, Adams County shall design and construct Pecos median structure.

See Exhibits B, C, D and E for detailed description.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibits B, C, D and E.

- B. **Public dedication of land for right-of-way purposes or other public purpose.** Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

Right of way along Pecos Street, 56th Avenue and Vallejo Street are to be dedicated by the Final Plat and the Platting Process.

Jason J. Miller
Authorized Signatory
Pecos Logistics Park, LLLP
Developer

By: _____
Name, Title

By: _____
Name, Title

The foregoing instrument was acknowledged before me this ____ day of _____,
2020__, by _____
_____.

My commission expires: _____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 2020

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$2,548,622. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT A

Legal Description: See attached Legal Description

Public Improvements: See attached Exhibits B, C, D, E

Construction Completion Date: By December 31, 2021

Initials or signature of Developer:_____

PECOS LOGISTICS PARK SUBDIVISION IMPROVEMENTS AGREEMENT

LIST OF EXHIBITS TO THE AGREEMENT

- Exhibit A:** Pecos Logistics Park Legal Description
- Exhibit B:** Pecos Street Improvement Drawings & Proposed New Pecos Street Traffic Signal Drawings
- Exhibit C:** 56th Street Improvement Drawings
- Exhibit D:** Vallejo Street Improvement Drawings
- Exhibit E:** Tejon Street Improvement Drawings
- Exhibit F:** Tract A Detention Pond Drawings
- Exhibit G:** Opinion of Estimated Costs for Exhibits B-F
-

PECOS LOGISTICS PARK SUBDIVISION IMPROVEMENTS AGREEMENT

EXHIBIT A: LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A FOUND 2" DIA. ALLOY CAP STAMPED PLS 24942 IN RANGE BOX; THENCE S02°55'20"W, 924.39 FEET TO THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2018000084369, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF PECOS STREET; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF PECOS STREET THE FOLLOWING SEVEN (7) DESCRIBED COURSES:

1. THENCE S00°59'29"E, 297.70 FEET;
2. THENCE S00°58'57"E, 117.77 FEET;
3. THENCE S00°00'00"W, 100.17 FEET;
4. THENCE S00°06'02"E, 147.43 FEET;
5. THENCE S00°00'00"W, 742.71 FEET;
6. THENCE S89°48'07"W, 10.30 FEET;
7. THENCE S00°00'00"W, 267.86 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PECOS STREET AND THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE THE FOLLOWING FIVE (5) COURSES:

1. THENCE S89°48'07"W, 948.20 FEET;
2. THENCE S00°05'00"E, 10.00 FEET;
3. THENCE S89°48'07"W, 271.20 FEET;
4. THENCE N00°05'00"W, 10.00 FEET;
5. THENCE S89°48'07"W, 30.00 FEET TO A POINT ON THE EAST LINE OF TEJON STREET;

THENCE N00°05'00"W ALONG THE SAID EAST LINE OF SAID TEJON STREET, 481.60 FEET; THENCE DEPARTING FROM SAID EAST LINE OF SAID TEJON STREET S89°48'07"W, 362.20 FEET TO A POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2012000088342 OF THE ADAMS COUNTY RECORDS; THENCE S00°05'00"E ALONG THE EAST LINE OF SAID PARCEL OF LAND AND SAID LINE EXTENDED, 276.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2016000021659 OF THE ADAMS COUNTY RECORDS; THENCE S89°48'07"W ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 332.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING ON THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS; THENCE N00°05'00"W ALONG THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, 90.62 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF VALLEJO STREET; THENCE N89°48'07"E ALONG THE SOUTH LINE OF VALLEJO STREET, 10.00 FEET TO A POINT ON THE EAST LINE OF VALLEJO STREET; THENCE ALONG THE EAST LINE OF VALLEJO STREET THE FOLLOWING TWO (2) COURSES;

1. THENCE N00°05'00"W, 314.38 FEET;
2. THENCE N00°01'00"E, 393.38 FEET;

THENCE S89°51'16"W, 10.00 FEET; THENCE N00°01'00"E ALONG THE EAST LINE OF VALLEJO STREET AND SAID LINE EXTENDED, 517.61 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000058444 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF THE BNSF RAILROAD RIGHT-OF-WAY AS RECORDED AT RECEPTION NO. 2019000015214 OF THE ADAMS COUNTY RECORDS; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 396.20 FEET, A RADIUS OF 1475.85 FEET, A CENTRAL ANGLE OF 15°22'53", A CHORD DISTANCE OF 395.01 FEET AND WHOSE CHORD BEARS S85°50'00"W TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 106.88 FEET, A RADIUS OF 1382.69 FEET, A CENTRAL ANGLE OF 04°25'43", A CHORD DISTANCE OF 106.85 FEET AND WHOSE CHORD BEARS S75°19'31"W; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S73°06'32"W, 181.25 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N00°16'37"W ALONG THE SAID WEST LINE OF THE SAID SOUTHWEST ¼ OF SAID SECTION 9, 104.36 FEET; THENCE N73°06'39"E ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD, 151.41 FEET; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 115.66 FEET, A RADIUS OF 1482.69 FEET, A CENTRAL

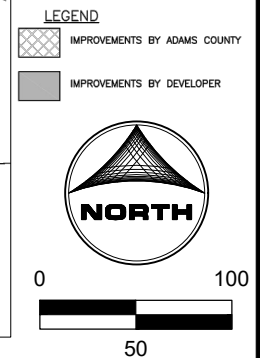
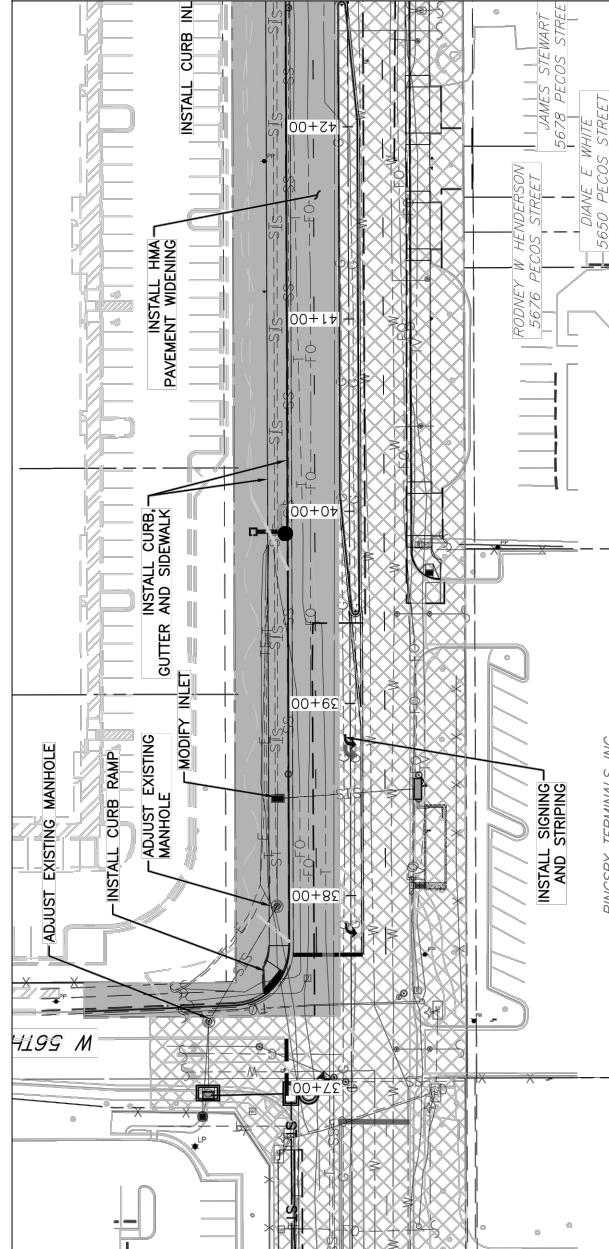
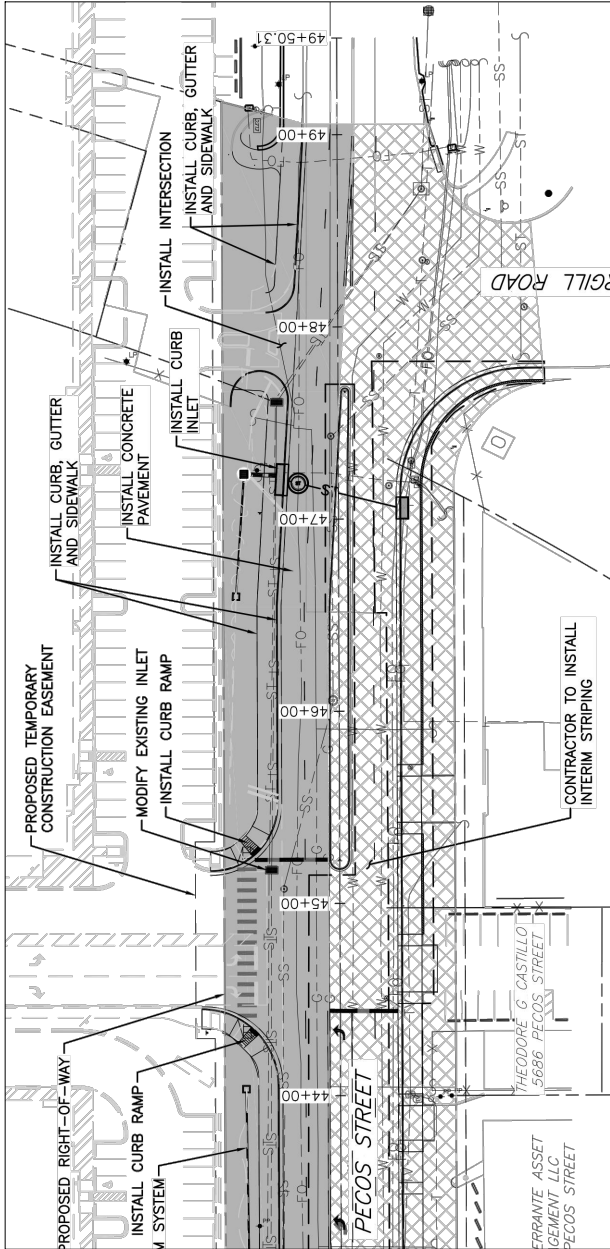
ANGLE OF 04°28'10", A CHORD DISTANCE OF 115.63 FEET AND WHOSE CHORD BEARS N75°20'49"E TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 737.76 FEET, A RADIUS OF 1575.85 FEET, A CENTRAL ANGLE OF 26°49'26", A CHORD DISTANCE OF 731.04 FEET AND WHOSE CHORD BEARS S88°26'43"E; THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S75°02'00"E, 560.87 FEET; THENCE N01°28'00"W, 125.57 FEET; THENCE N88°32'00"E, 427.11 FEET; THENCE S75°02'00"E, 47.91 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND IN DEED RECORDED AT RECEPTION NO. 2018000084369 OF THE ADAMS COUNTY RECORDS; THENCE N02°21'23"E ALONG THE WEST LINE OF SAID PARCEL OF LAND, 86.37 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE N85°52'05"E ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 617.19 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS,
STATE OF COLORADO

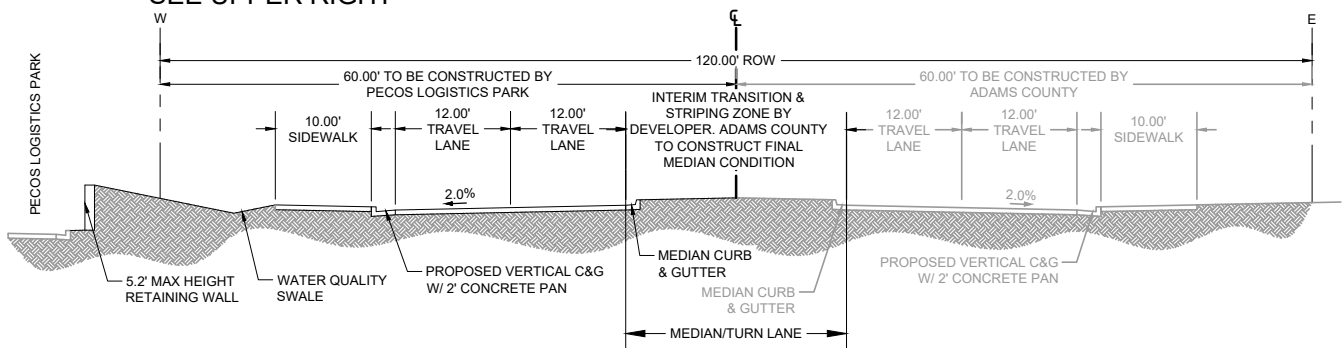
THE ABOVE DESCRIBED PARCEL CONTAINS 2,899,197 SQUARE FEET OR 66.56 ACRES MORE OR LESS.

EXHIBIT B - PECOS STREET IMPROVEMENTS

SEE LOWER LEFT



SEE UPPER RIGHT



HRGreen.com

NORTH PECOS STREET
EXHIBIT
PECOS LOGISTICS PARK

SHEET
B

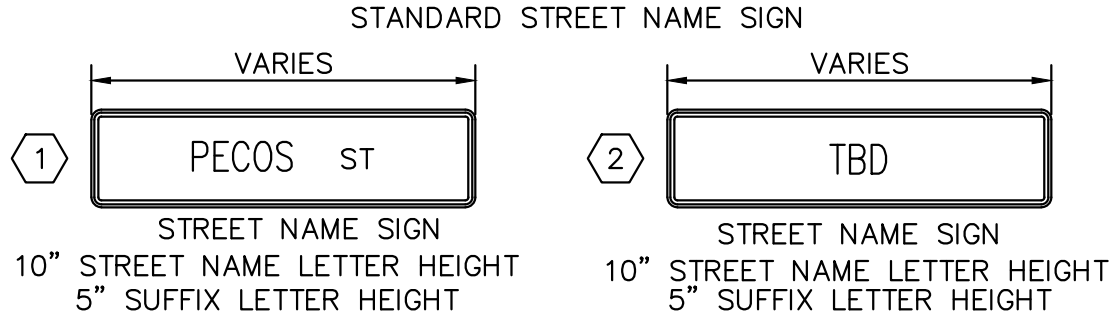
SCALE: 1" = 100'
DATE: 04/03/20

\\kimley-horn.com\mnt_den1\DEN_PublicSector\096799001_Pecos Street Signal\CADD Sheets\2020-01-27_096799001_TS.dwg Loeffler, Tyler 3/25/2020 5:23 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

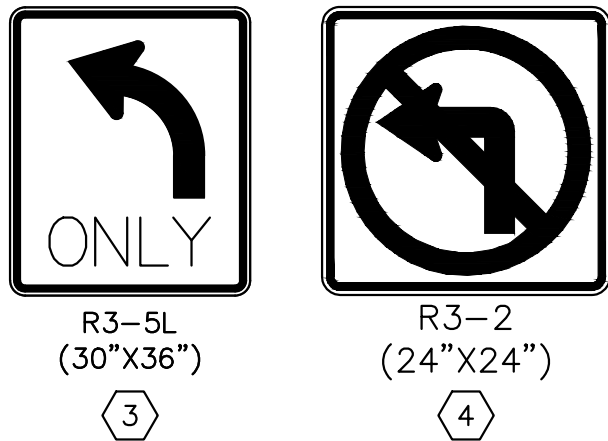
LEGEND

- TRAFFIC SIGNAL POLE, FOUNDATION AND MAST ARM (LENGTH XX')
- PROPOSED TRAFFIC SIGNAL HEAD W/ BACKPLATE SIGNAL LEFT TURN HEAD
- PROPOSED TRAFFIC SIGNAL HEAD W/O BACKPLATE SIGNAL LEFT TURN HEAD
- PROPOSED TRAFFIC SIGNAL HEAD W/ BACKPLATE SIGNAL LEFT TURN HEAD
- PROPOSED TRAFFIC SIGNAL HEAD W/O BACKPLATE SIGNAL LEFT TURN HEAD
- PROPOSED PULL BOX (30"x18"x12")
- PROPOSED CONDUIT (AS SHOWN)
- PROPOSED LUMINAIRE
- PROPOSED SIGNAL POLE PUSH BUTTON
- PROPOSED OPTICOM DETECTOR
- PROPOSED SIGNAL POLE/MAST ARM MOUNTED SIGN
- PROPOSED PEDESTRIAN SIGNAL
- PROPOSED PREEMPT DETECTION CAMERA
- PROPOSED PEDESTRIAN PUSH BUTTON POST

STREET NAME SIGNS LEGEND

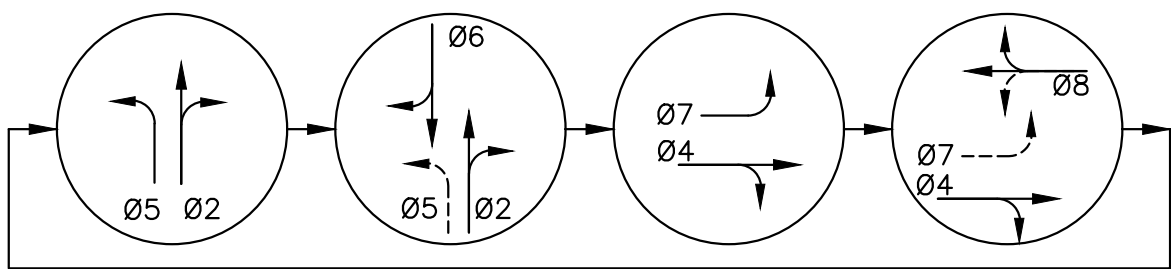


PROPOSED SIGNS



SIGNAL POLE SCHEDULE				
POLE NUMBER	MA-1	MA-2	MA-3	MA-4
MAST ARM LENGTH	65'	50'	40'	45'
NORTHING/EASTING	N = 1170892.31 E = 3139463.20	N = 1170884.63 E = 3139560.81	N = 1170788.59 E = 3139560.49	N = 1170784.86 E = 3139457.58
APPROXIMATE TOP OF CAISSON ELEVATION	MATCH PROPOSED	MATCH EXISTING	MATCH EXISTING	MATCH PROPOSED

PROPOSED PHASING



KEY

- PROTECTED TRAFFIC MOVEMENT
- PERMISSIVE TRAFFIC MOVEMENT

NOTES

- SIGNAL PHASING SHOWN IS FOR REFERENCE ONLY. CONTRACTOR SHALL CONTACT ADAMS COUNTY TO COORDINATE SIGNAL TIMING.
- THE NORTH/SOUTH PEDESTRIAN CROSSING ON THE EAST SIDE OF PECOS STREET SHALL BE PRE-TIMED

SIGNAL NOTES

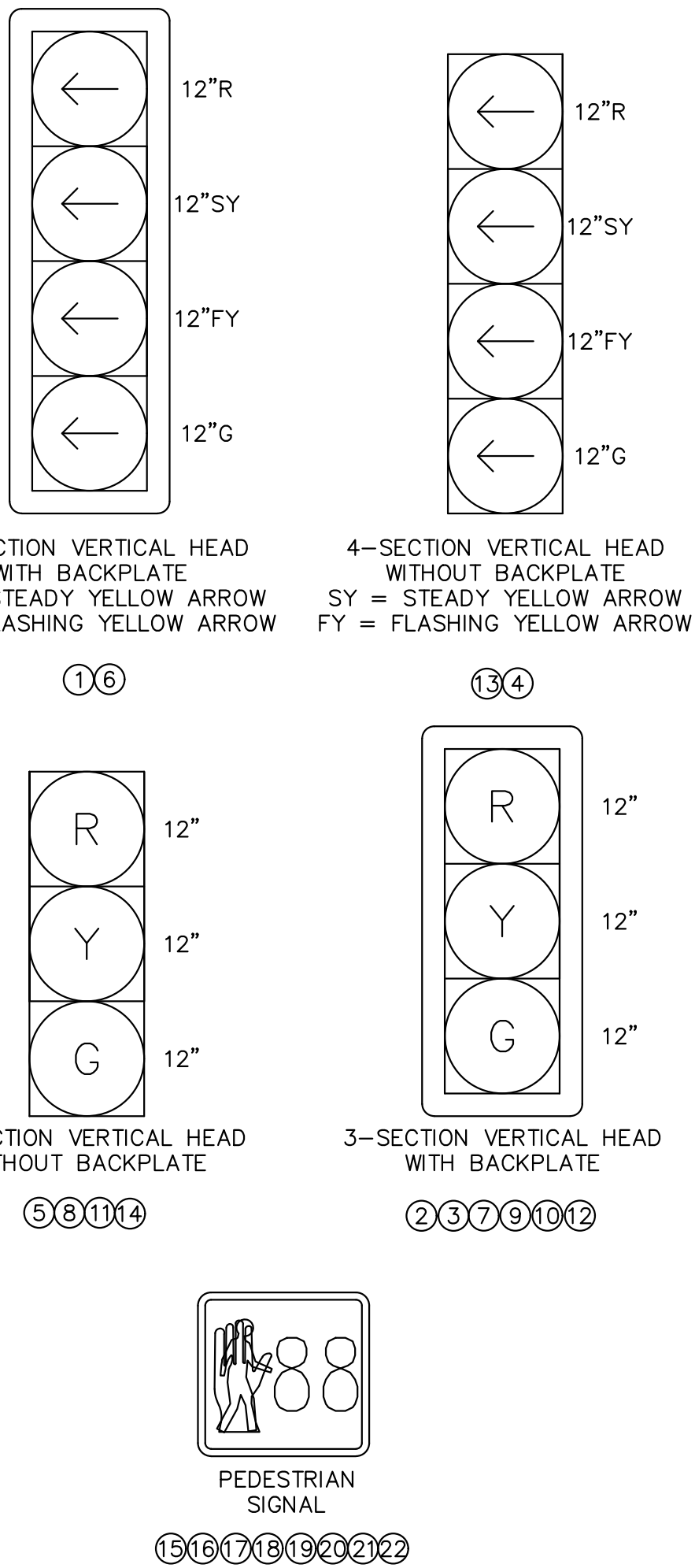
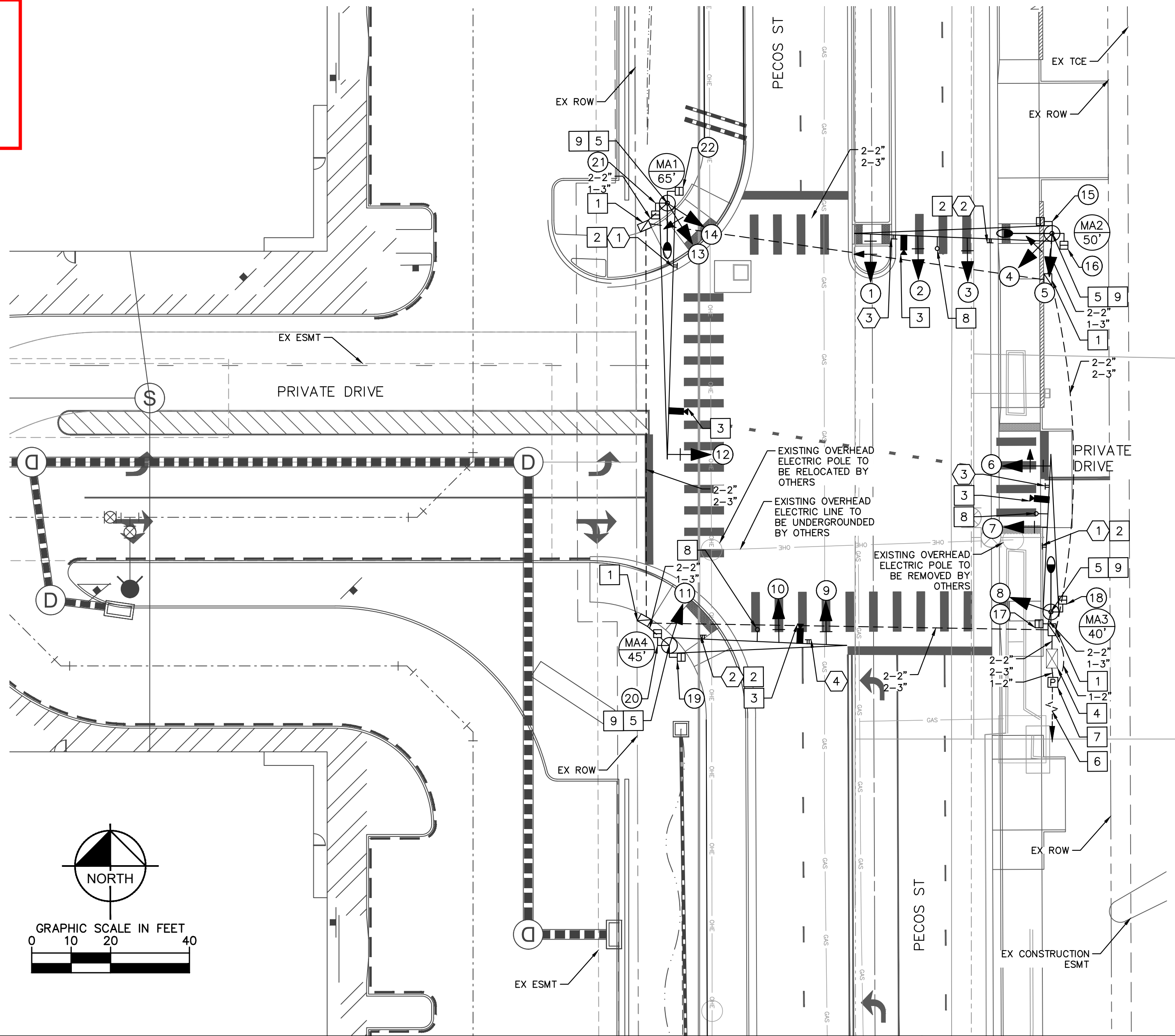
- FURNISH AND INSTALL NEW TYPE FOUR PULL BOX (SIGNAL COMPONENT PULL BOX)
- FURNISH AND INSTALL STREET NAME SIGN PER ADAMS COUNTY STANDARDS AND SPECIFICATIONS
- FURNISH AND INSTALL TC-CK1-SBE INTERSECTION MOTION AND PRESENCE MICROWAVE SENSOR DETECTION ON CDOT STYE BRACKET ON TRAFFIC SIGNAL POLE. DETECTION SHALL BE PROVIDED FOR PRESENCE AND ADVANCED DETECTION. FINAL LOCATION, POSITION, HEIGHT, AND MOUNTING REQUIREMENTS OF THE DETECTOR SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.
- FURNISH AND INSTALL TS2 TYPE 1 TRAFFIC CONTROL MODULAR 8 CABINET ASSEMBLY WITH A COBALT ATC TRAFFIC CONTROLLER BY ECONOLITE PER ADAMS COUNTY STANDARDS.
- FURNISH AND INSTALL TRAFFIC SIGNAL POLE, MAST ARM, AND FOUNDATION PER CDOT STANDARDS S-614-40 AND S-614-40A. SIGNAL POLE SHALL BE HOT DIPPED GALVANIZED INSIDE AND OUT ACCORDING TO ASTM A123, AND PAINTED PER ADAMS COUNTY STANDARDS. POLE LOCATIONS TO BE FIELD VERIFIED WITH ADAMS COUNTY PRIOR TO INSTALLATION.
- COORDINATE ELECTRICAL CONNECTION WITH XCEL ENERGY. INSTALL NEW METER AND OBTAIN ADDRESS FROM ADAMS COUNTY.
- FURNISH AND INSTALL ELECTRIC METER
- FURNISH AND INSTALL OPTICOM DETECTOR
- INSTALL PEDESTRIAN PUSH BUTTON(S) ON TRAFFIC SIGNAL POLE

EXHIBIT B

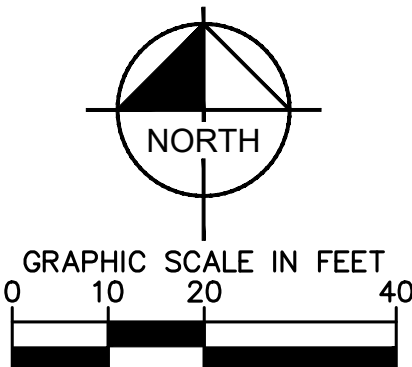
PECOS STREET PROPOSED TRAFFIC SIGNAL

NOTES

- ALL STRIPING SHOWN IS DIAGRAMMATIC ONLY. REFERENCE DEVELOPMENT OFFSITE PLANS FOR FINAL STRIPING PLAN.
- THE EXISTING NORTH-SOUTH RUNNING OVERHEAD ELECTRIC LINE IS TO REMAIN IN PLACE. THE EXISTING TELECOMMUNICATION LINES SHALL BE REMOVED WITHIN THE OVERHEAD SPAN BY OTHERS. THE CONTRACTOR SHALL COORDINATE WITH XCEL TO CONFIRM THAT SUFFICIENT CLEARANCE FROM THE PROPOSED MAST ARMS AND EXISTING OVERHEAD POWER LINE IS PROVIDED.
- THE EXISTING EAST-WEST RUNNING OVERHEAD ELECTRIC LINE IS TO BE REMOVED AND UNDERGROUNDED BY OTHERS. THE EXISTING POWER POLES SUPPORTING THIS RUN SHALL BE REMOVED AND/OR RELOCATED BY OTHERS. CONTRACTOR SHALL CONFIRM LOCATION OF UNDERGROUNDED LINE WITH XCEL PRIOR TO BEGINNING WORK.
- ALL WORK SURROUNDING THE OVERHEAD ELECTRIC LINES DETAILED ABOVE AND REQUIRED BY XCEL AND TELECOM PROVIDERS MUST BE COMPLETED PRIOR TO BEGINNING WORK.
- REFERENCE PLAN SHEET BY OTHERS FOR REMOVALS.



PROPOSED SIGNAL FACES



Print Date: March 25, 2020
Drawing File Name: 2020-01-27_096799001_TS.DWG
Horiz. Scale: NA Vert. Scale: NA
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4382 SOUTH ULSTER STREET,
SUITE 1500
DENVER, COLORADO 80237
(303) 228-2300

Index of Revisions		
Date:	Comments:	Init.

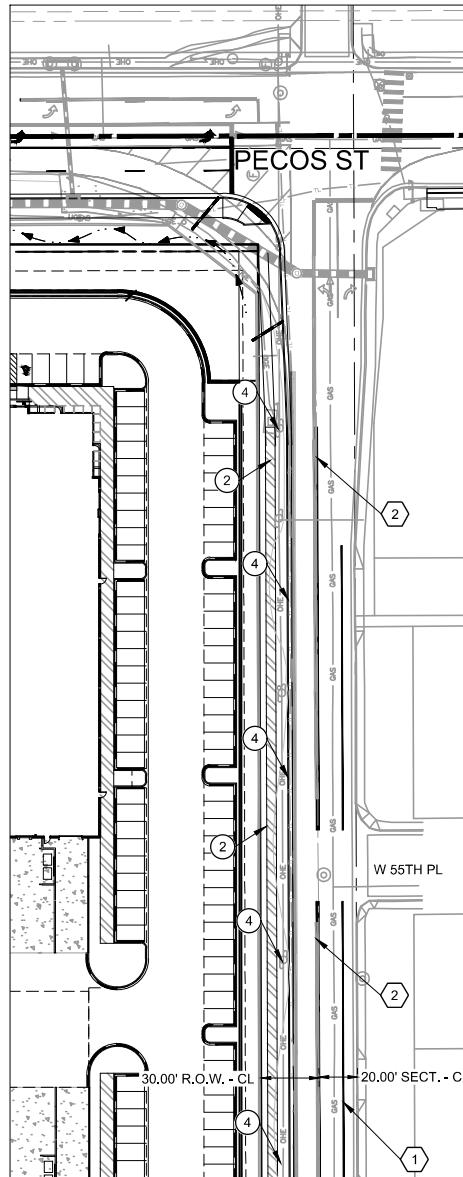
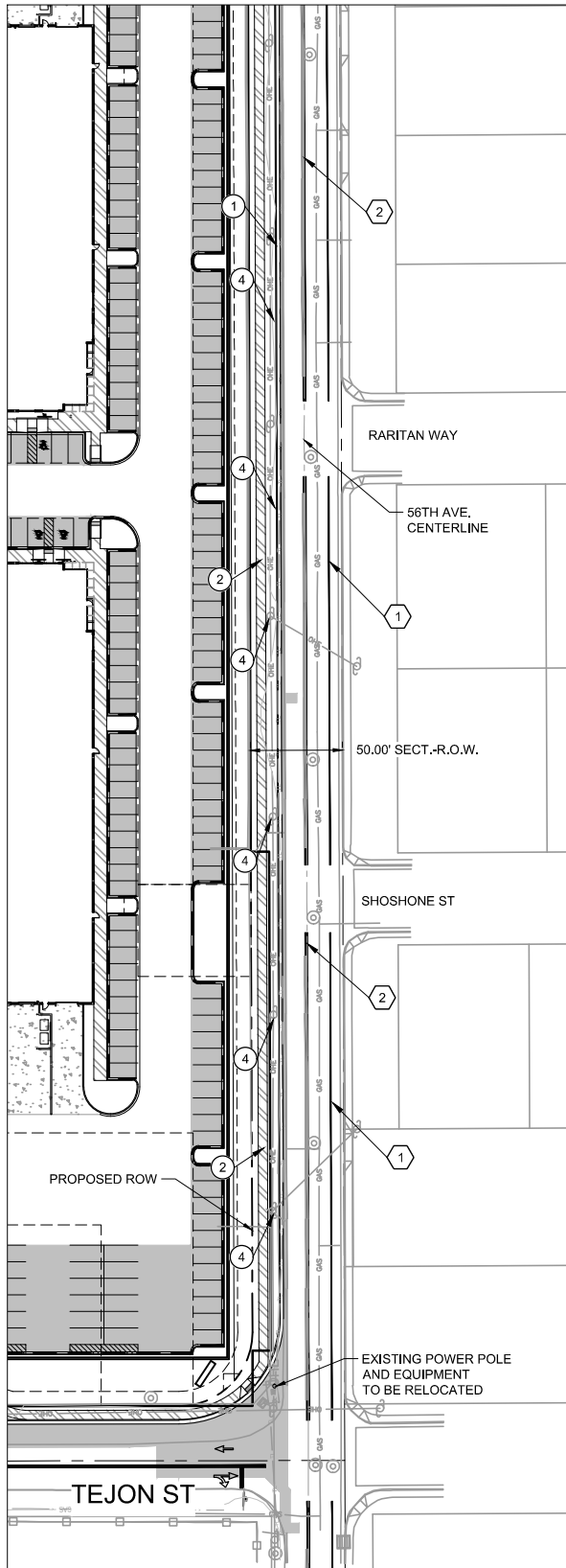
Kimley»Horn

4582 S. ULSTER STREET, SUITE 1500
DENVER, CO 80237
Phone: (303) 228-2300

As Constructed		TRAFFIC SIGNAL/SIGNING & STRIPING PLAN		Project No./Code
No Revisions:		Designer: MEC		096799001
Revised:		Detailer: TJL		Sheet Number 3
Void:		Sheet Subset: TSIG	Subset Sheet:: 1 of 1	

EXHIBIT C - 56TH AVENUE IMPROVEMENTS

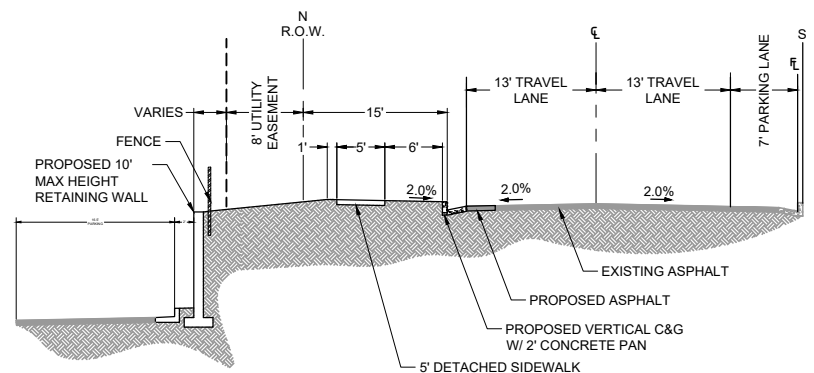
SEE BOTTOM RIGHT



SEE TOP LEFT

KEYNOTES:

- ① VERTICAL CURB AND GUTTER W/ 2' PAN
- ② 5' WALK
- ③ VERTICAL CURB AND GUTTER W/ 2' PAN AND WALK
- ④ OVERHEAD UTILITY TO REMAIN
- ① 4" SOLID DOUBLE YELLOW STRIPE
- ② 4" SOLID WHITE STRIPE



HRGreen.com

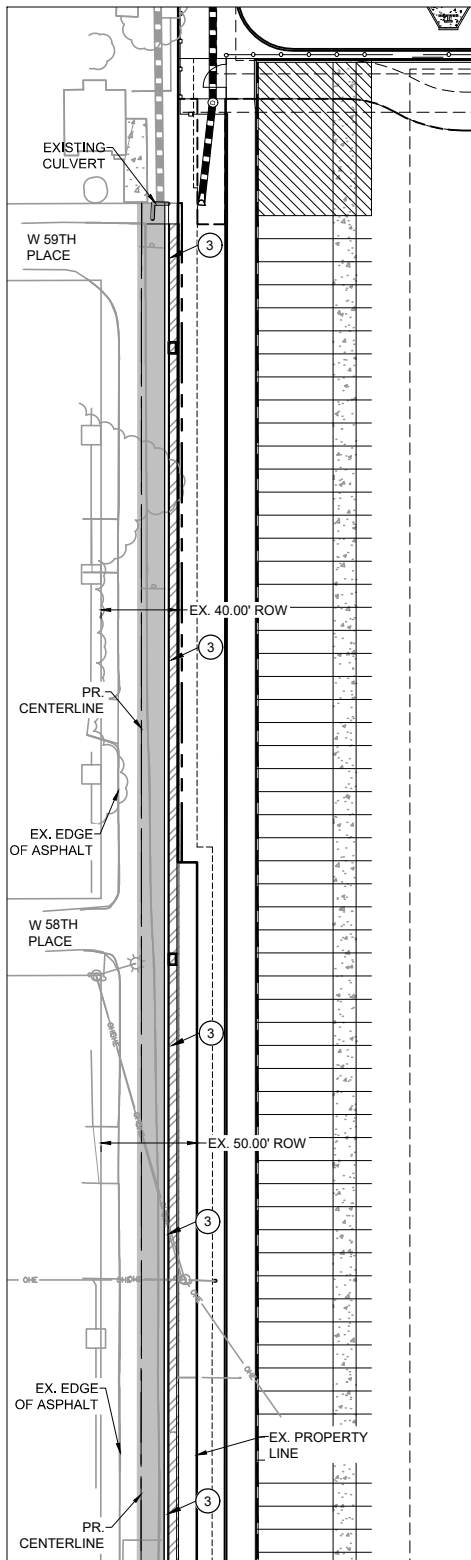
WEST 56TH AVENUE
EXHIBIT
PECOS LOGISTICS PARK

SHEET
C

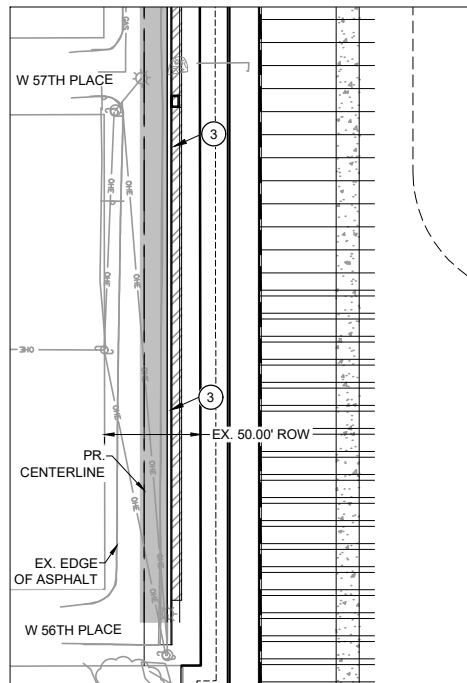
SCALE: 1" = 100'
DATE: 04/03/20

EXHIBIT D - VALLEJO STREET IMPROVEMENTS

SEE BOTTOM RIGHT

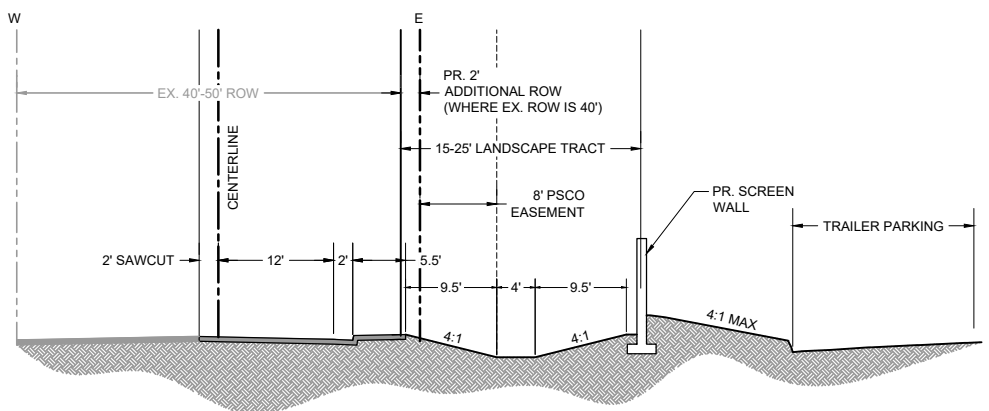


SEE TOP LEFT



KEYNOTES:

- ① VERTICAL CURB AND GUTTER W/ 2' PAN
- ② 5' WALK
- ③ VERTICAL CURB AND GUTTER W/ 2' PAN AND WALK
- ④ OVERHEAD UTILITY TO REMAIN
- ① 4" SOLID DOUBLE YELLOW STRIPE
- ② 4" SOLID WHITE STRIPE



HRGreen.com

VALLEJO STREET

EXHIBIT

PECOS LOGISTICS PARK

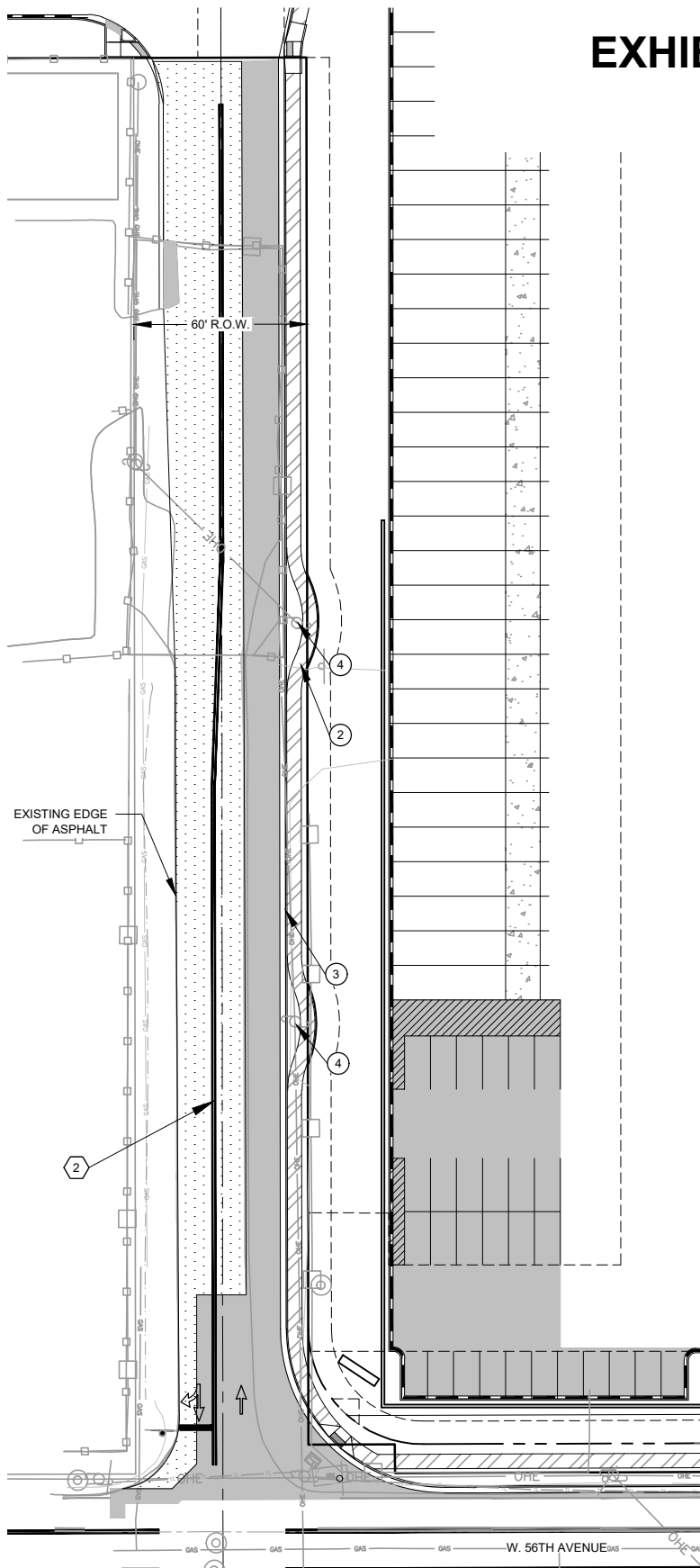
SHEET

D

SCALE: 1" = 100'

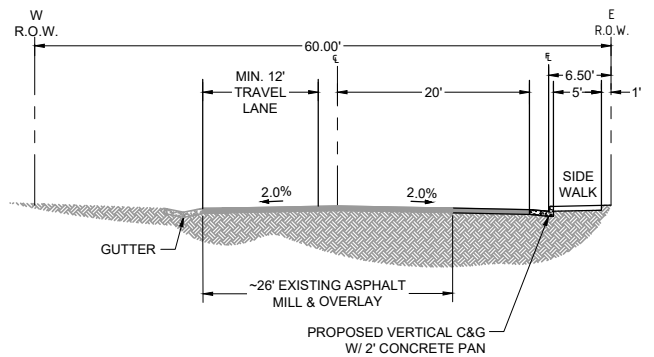
DATE: 04/23/20

EXHIBIT E - TEJON STREET IMPROVEMENTS



KEYNOTES:

- ① VERTICAL CURB AND GUTTER W/ 2' PAN
- ② 5' WALK
- ③ VERTICAL CURB AND GUTTER W/ 2' PAN AND WALK
- ④ OVERHEAD UTILITY TO REMAIN
- ⑤ 4" SOLID DOUBLE YELLOW STRIPE
- ⑥ 4" SOLID WHITE STRIPE



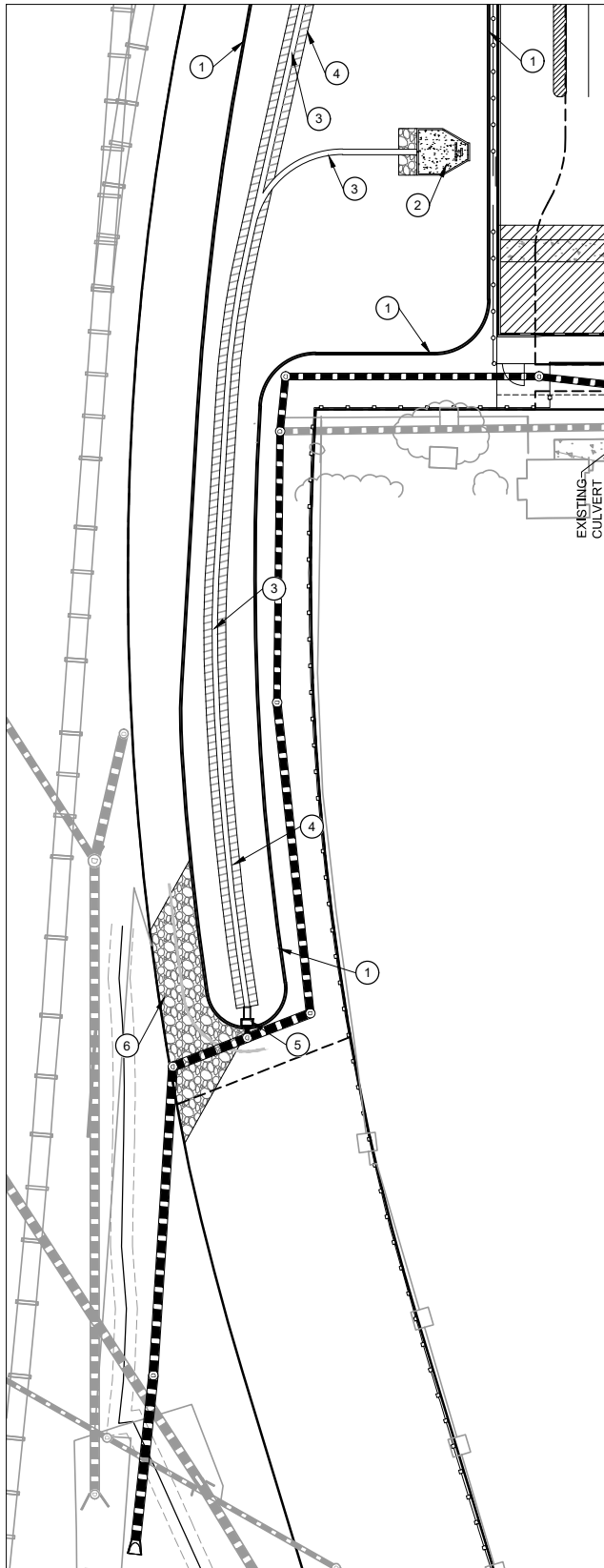
HRGreen.com

TEJON STREET
EXHIBIT
PECOS LOGISTICS PARK

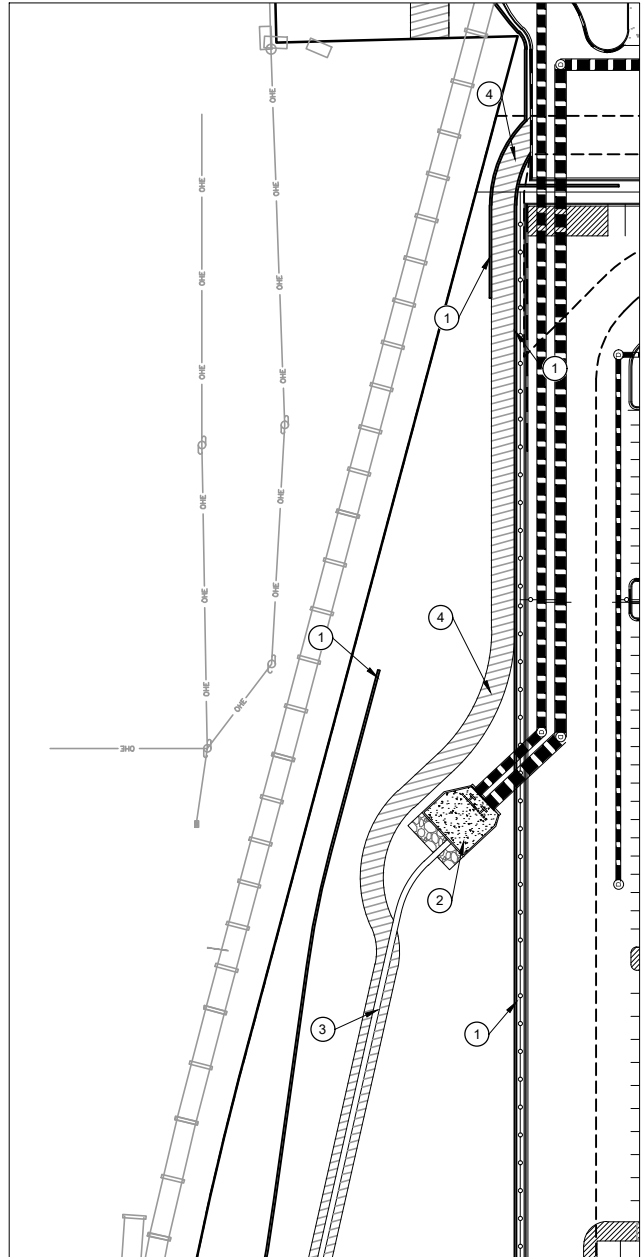
SHEET
E

SCALE: 1" = 60'
DATE: 12/13/19

EXHIBIT F - DETENTION POND

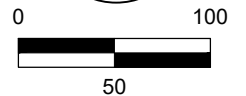


SEE BOTTOM RIGHT



KEYNOTES:

- ① RETAINING WALL
- ② FOREBAY
- ③ TRICKLE CHANNEL
- ④ MAINTENANCE ACCESS
- ⑤ OUTLET STRUCTURE
- ⑥ EMERGENCY OVERFLOW



SEE TOP LEFT



HRGreen.com

DETENTION POND

EXHIBIT

PECOS LOGISTICS PARK

SHEET

F

SCALE: 1" = 60'

DATE: 04/22/20

PECOS LOGISTICS PARK SUBDIVISION IMPROVEMENTS AGREEMENT

EXHIBIT G: OPINION OF ESTIMATED COSTS FOR OFF-SITE STREET IMPROVEMENTS

Description	Quantity	unit of measure	amount	total			
Pecos Street							
Layout	1214	lf	\$ 9	\$ 10,926			
Sawcutting	1519	lf	\$ 3	\$ 4,557			
Demolition	32708	sf	\$ 2	\$ 65,416			
Excavation	48194	sf	\$ 1	\$ 49,640			
Street Utilities	1519	lf	\$ 107	\$ 162,108			
Street Curb & Gutter	1482	lf	\$ 18	\$ 26,469			
10' City Sidewalk	12340	sf	\$ 5	\$ 57,258			
Curbcuts	986	sf	\$ 12	\$ 11,852			
City Handicap Ramps	5	ea	\$ 1,850	\$ 9,250			
Asphalt Paving	3545	sy	\$ 55	\$ 194,089			
Striping & Signage	1449	lf	\$ 10	\$ 14,186			
Bio-Swale	1519	lf	\$ 50	\$ 75,950			
Traffic Signal	1	ls	\$ 225,000	\$ 225,000	\$ 906,699	Exhibit B - Pecos Street	
56th Street							
Layout	1276	lf	\$ 9	\$ 11,484			
Sawcutting	1276	lf	\$ 3	\$ 3,828			
Demolition	7656	sf	\$ 1	\$ 8,651			
Excavation	26242	sf	\$ 1	\$ 27,554			
Street Utilities	308	lf	\$ 87	\$ 26,787			
Street Curb & Gutter	1304	lf	\$ 18	\$ 23,276			
5'-0" Sidewalk	6340	sf	\$ 5	\$ 30,495			
City Handicap Ramps	1	ea	\$ 1,850	\$ 1,850			
Asphalt Paving	507	sy	\$ 70	\$ 35,490			
Striping & Signage	4224	lf	\$ 2	\$ 8,448			
Traffic Control	1276	lf	\$ 10	\$ 12,760	\$ 190,624	Exhibit C - 56th Street	
Vallejo Street							
Layout	1030	lf	\$ 9	\$ 9,270			
Sawcutting	1030	lf	\$ 3	\$ 3,090			
Demolition	10300	sf	\$ 1	\$ 11,639			
Excavation	21033	ls	\$ 1	\$ 21,664			
Erosion Control	1	ls	\$ 5,860	\$ 5,860			
Bio-Swale	1030	lf	\$ 50	\$ 51,500			
Street Curb & Gutter	1030	lf	\$ 18	\$ 18,355			
City Sidewalks	5150	sf	\$ 6	\$ 30,488			
Asphalt Paving	704	sy	\$ 81	\$ 56,700			
Rotomill & Overlay Existing Asphalt	687	sy	\$ 31	\$ 21,297			
Striping & Signage	2060	lf	\$ 2	\$ 4,120			
Signage	6	ea	\$ 250	\$ 1,500			
Traffic Control	1030	lf	\$ 15	\$ 15,450	\$ 250,933	Exhibit D - Vallejo Street	
Tejon Street							
Layout	530	lf	\$ 9	\$ 4,770			
Sawcutting	656	lf	\$ 3	\$ 1,968			
Demolition	17166	sf	\$ 1	\$ 18,024			
Excavation	26076	sf	\$ 1	\$ 36,767			
Street Curb & Gutter	621	lf	\$ 18	\$ 11,004			
5' Sidewalk	2710	sf	\$ 5	\$ 13,252			
City Handicap Ramps	1	ea	\$ 1,850	\$ 1,850			
Asphalt Paving	2479	sy	\$ 60	\$ 148,740			
Striping & Signage	1128	lf	\$ 2	\$ 2,504			
Traffic Control	530	lf	\$ 15	\$ 7,950			
Misc.	530	lf	\$ 20	\$ 10,611	\$ 257,440	Exhibit E - Tejon Street	
Tract A Pond and Outfall Structure							
Surveying & Layout	1	ea	\$ 7,500	\$ 7,500			
Excavation & Grading	1	ea	\$ 64,650	\$ 64,650			
Forebays	1	ea	\$ 42,000	\$ 42,000			
Landscaping	1	ea	\$ 32,325	\$ 32,325			
Trickle Channel	1	ea	\$ 24,125	\$ 24,125			
Maintenance Road	1	ea	\$ 18,540	\$ 18,540			
Type "L" Rip Rap	1	ea	\$ 90,160	\$ 90,160			
Outlet Structure	1	ea	\$ 41,400	\$ 41,400	\$ 320,700	Exhibit F - Tract A Detention Pond	

	Year 1	Year 2
Cost Estimate from Exhibit "B-F"	\$ 1,926,396	
Additional 20% for Administration	\$ 385,279	
Total Cost with 20% Admin	\$ 2,311,675	
Additional 5% per year of Total Cost with 20% Admin	\$ 115,584	\$ 121,363
Total Cost Per Year	\$ 2,427,259	\$ 121,363
Grand Total	\$	2,548,622