



TOWN OF AMENIA

TOWN BOARD

4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860 www.ameniany.gov

Resolution # 70 for 2016

RESOLUTION APPROVING FORM OF PERFORMANCE BOND FOR SILO RIDGE FIELD CLUB, PHASE 1E

WHEREAS, Silo Ridge Ventures Property A, LLC, having an address at c/o Discovery Land Company, 14605 North 73rd Street, Scottsdale, Arizona 85260, ("SRVP") is the owner of certain real property located in the Town of Amenia, New York, known as tax grid nos. 7066-00-732810, 7066-00-860725, 7066-00-742300, 7066-00-670717, 7066-00-628131, and 7067-00-709177 (the "SRVP Property"); and

WHEREAS, in October 2013, Silo Ridge Ventures, LLC (the "Applicant") submitted applications to the Planning Board to develop a mixed-use resort community on the SRVP Property; and

WHEREAS, a portion of the resort community would also be developed on a portion of an adjoining tax parcel 7066-00-870350 owned by the Harlem Valley Landfill Corp ("HVLC Property") and also located in the Town of Amenia; and

WHEREAS, the resort community includes, among other things, 52 attached condominiums, 159 single-family detached homes on separate lots, 13 townhomes on separate lots, 21 hotel-condominium lodging units, a winery-themed restaurant, an 18-hole golf course, a clubhouse/lodge (with restaurant, bar/lounge and golf pro shop), family activity barn and lake pavilion, fitness spa, yoga center, golf academy, sales center and general store, village green, an "Artisan's Park Overlook," water and waste-water plants, recreational and open space amenities and related improvements to be owned and maintained by one or more homeowner's associations and condominium associations (the "Project"); and

WHEREAS, in connection with the Project, the Applicant applied to the Planning Board for, among other things: (1) an amended Special Permit/Master Development Plan approval pursuant to Section 121-18(C)(3) of the Zoning Code ("Special Permit"); (2) Special Permit approvals for the golf maintenance facility, golf course improvements and waste water treatment plant to be located on a portion of the HVLC Property in the OC Zoning District pursuant to Section 121-10(B) of the Zoning Code; (3) a Site Plan approval for the first phase of the Project including the golf maintenance facility, golf course improvements and waste-water treatment plant ("WWTP") to be located on a portion of the HVLC Property ("Phase 1 Site Plan"); (4) a Preliminary Subdivision approval and lot line adjustments to incorporate a portion of the HVLC Property pursuant to Chapter 105 (the "Subdivision Law") of the Town Code; (5) Special Permit approval for storage at the golf maintenance facility of more than 500 pounds of fertilizers and pesticides/herbicides pursuant to Town Code 121-15(E)(1); and (6) certain waivers and supplementary approvals under the Town's Zoning Code and Subdivision Law (collectively the "Applications"); and

WHEREAS, the Planning Board, with the assistance of its technical and legal consultants, engaged in a detailed review of the Applications (including all materials submitted by the Applicant in support of the Applications) over a period of two and half years; and

WHEREAS, on July 29, 2015, the Planning Board adopted an Amended and Restated Findings Statement (with mitigation measures) for the Project under the State Environmental Quality Review Act (“SEQRA”) (the “2015 Amended SEQRA Findings”); and

WHEREAS, on July 29, 2015, pursuant to Section 105-12 of the Subdivision Law, the Planning Board adopted Resolution 11 of 2015 approving a preliminary subdivision plat for the Project entitled “Silo Ridge Field Club Preliminary Subdivision Plats” prepared by VHB Engineering, Surveying & Landscape Architecture, P.C. dated January 8, 2015 (last revised June 15, 2015) and containing numerous conditions pursuant to the Subdivision Law and Section 276 of the New York State Town Law (the “Preliminary Plat Approval”). The Board also approved the remaining Applications; and

WHEREAS, on July 29, 2015, the Planning Board also adopted the following resolutions among others in connection with the Project: (1) Resolution No. 9 of 2015 entitled “Resolution Approving the Amended Special Permit and Amended Master Development Plan for the Silo Ridge Field Club;” and (2) Resolution No. 12 of 2015 entitled “Resolution Approving Site Plans for Phase 1 of the Silo Ridge Field Club” (collectively with the Preliminary Plat Approval, the “July 2015 Approvals”); and

WHEREAS, the Town Board of the Town of Amenia (the “Town Board”) was an involved agency for purposes of review of the Project under SEQRA because the Board has jurisdiction to approve certain aspects of the Project, including, among others, the approval of various project bonds and financial guarantees; and

WHEREAS, on November 19, 2015, after careful review of the Amended SEQRA Findings prepared by the Planning Board, the Town Board adopted Resolution No. 44 of 2015, adopting its SEQRA Findings Statement for the Silo Ridge Field Club in accordance with 6 NYCRR Part 617.11; and

WHEREAS, on April 27, 2016, pursuant to Section 105-13 of the Subdivision Law, the Planning Board adopted Resolution 4 of 2016 approving the final subdivision plat for the Project entitled “Silo Ridge Field Club Final Subdivision Plats” prepared by VHB Engineering, Surveying & Landscape Architecture, P.C. dated November 25, 2015 (last revised February 8, 2016) (the “Final Subdivision Approval”); and

WHEREAS, pursuant to Section 105-13(G) of the Subdivision Law, the Planning Board may permit a subdivision plat to be divided into two or more sections or phases subject to any conditions it deems necessary to ensure the orderly development of the final subdivision plat; and

WHEREAS, the final subdivision plats included with the Final Subdivision Approval were broken down into phases which include the following: (i) Phase 1A includes, among other things, the existing golf course including the driving range, and installation of related infrastructure, the WWTP and conveyance system, the water supply and distribution system and treatment facility, the Clubhouse, the Village Green neighborhood condominiums and townhomes, the Golf Villa neighborhood, the South Lawn neighborhood single-family homes, certain Estate Homes, the Sales Center and General Store, the Artisan’s Park Overlook, amenity buildings, and related infrastructure; (ii) Phase 1B will include the creation of Lots LL-9 to LL-32 and construction of their related infrastructure; (iii) Phase 1C will include the creation of Lots VG-18 to VG-24 and the construction of their related infrastructure; (iv) Phase 1D will include the creation of Lots VG-2 to VG-17 and the construction of their related infrastructure; and (v) Phase 1E will include the creation of Lots E-29 to E-47 and the construction of their related infrastructure; and

WHEREAS, pursuant to Section 105-28 of the Subdivision Law and the Final Subdivision Approval, the Applicant was required to submit a performance bond to guarantee the completion of infrastructure improvements for Phase 1A of the Project; and

WHEREAS, the Applicant submitted to the Town Board a performance bond for Phase 1A of the Project, which the Town Attorney reviewed and had the opportunity to make appropriate changes thereto, and subsequently found satisfactory as to form, sufficiency, manner of execution and surety; and

WHEREAS, on December 17, 2015, the Town Board adopted Resolution 58 of 2015, approving the form of certain agreements and the performance bond for the Project related to Phase 1A, required by Section 105-28 of the Subdivision Law; and

WHEREAS, the final subdivision plats for Phase 1A were stamped and endorsed by the Planning Board Chairman on May 5, 2016 and recorded in the Office of the Dutchess County Clerk on May 6, 2016 (“Final Plat Approval for Phase 1A”); and

WHEREAS, the Applicant subsequently applied to the Planning Board for stamping and endorsement of the final subdivision plats for Phase 1E; and

WHEREAS, on October 26, 2016, the Planning Board adopted Resolution 10 of 2016, authorizing the Planning Board Chairman to stamp and endorse the final subdivision plats for Phase 1E upon satisfaction of certain conditions (the “Phase 1E Plat Approval”); and

WHEREAS, pursuant to 105-28 of the Town Code and Condition 2(a) of the Phase 1E Plat Approval, the Applicant is required to furnish a bond for faithful performance of the required improvements for Phase 1E; and

WHEREAS, the purpose of such bond is to insure and guarantee the construction and completion of the required improvements in a workmanlike manner and in conformance with all approvals and all applicable governmental laws, regulations, and standards within a reasonable time; and

WHEREAS, the Town Board has consulted with the engineering firm retained by the Town, Rohde, Soyka & Andrews Consulting Engineers, P.C. (“RSA”), to conduct the necessary and required examinations of engineering plans, maps, specifications, reports and other materials for the Project, to report its professional engineering opinions and recommendations on the Project; and

WHEREAS, in connection with Phase 1E, the Applicant submitted to the Planning Board and RSA a draft performance bond in substantially the same form as the performance bond approved for Phase 1A, and a detailed cost estimate and breakdown for construction of all required improvements within Phase 1E, with a total recommended security to be posted for Phase 1E of One Million Nine Hundred One Thousand Sixty-One Dollars (\$1,901,061.00); and

WHEREAS, RSA reviewed the draft performance bond and detailed cost estimate provided by the Applicant and on October 25, 2016 provided a letter stamped by a professional engineer licensed by the State of New York certifying that the Applicant’s detailed cost estimate and full amount of recommended performance security was sufficient for Phase 1E and stating that it had no exception to the form and content of the performance bond; and

WHEREAS, on October 7, 2016, the Town Planning Board Attorney reviewed the form and content of the bond to be provided to the Town by Silo Ridge Ventures, LLC, as Principal, with U.S.

Specialty Insurance Company as Surety, and the Town as Obligee, in the amount of \$1,901,061; and had the opportunity to make appropriate changes thereto; and the final proposed bond form is annexed to this resolution; and

WHEREAS, the Planning Board Attorney, acting as special counsel to the Town Board in this matter, has advised the Town Board that this performance bond, in substantially the same form as the performance bond for Phase 1A previously reviewed and approved by the Town Attorney and Town Board, is satisfactory as to form, sufficiency, manner of execution and surety;

NOW, THEREFORE, BE IT RESOLVED, that after review and due consideration of all of the foregoing, the Town Board approves the form of the Performance Bond for the Silo Ridge Field Club, Phase 1E, in the amount of \$1,901,061, as attached to this resolution as Exhibit A, such approval is conditioned upon legal counsel for the Town Board: (1) reviewing and approving all necessary exhibits to the performance bond; (2) inserting all necessary information which is currently not inserted therein; and (3) making any minor revisions to the bond to effectuate the purpose and intent of the performance bond and this resolution.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Motion made by Supervisor Perotti, Seconded by Councilwoman Hitselberger.

The foregoing resolution was voted upon with all members of the Town Board voting and signing as follows:

Victoria Perotti, Supervisor	Yes
Councilwoman Doyle	Yes
Councilman DeLango	Yes
Councilwoman Hitselberger	Yes
Councilman Gutierrez	Yes

Dated: November 3, 2016
Amenia, New York


Dawn Marie Klingner, Town Clerk

EXHIBIT A



HCC Surety Group
8 Forest Park Drive, Farmington, Connecticut 06032

**PERFORMANCE BOND FOR
SILO RIDGE FIELD CLUB, PHASE 1E**

Bond No. _____
Bond Amount: \$1,901,061

KNOW ALL MEN BY THESE PRESENTS, that SILO RIDGE VENTURES, LLC, a Delaware limited liability company, as principal (hereinafter called "Principal") having an address at 5021 U.S. Route 44, Amenia, New York 12501 and U.S. Specialty Insurance Company as surety (hereinafter called "Surety") having an address at 13403 Northwest Freeway, Houston, Texas 77040 are held and firmly bound unto TOWN OF AMENIA, a New York municipal corporation having an address at 4988 Route 22, Amenia, New York 12501, as obligee (hereinafter called "Obligee"), in the penal sum of One Million, Nine Hundred and One Thousand, Sixty-One (\$1,901,061) Dollars for the payment of which Principal and Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal is the developer of certain real property located on Route 22, Town of Amenia, County of Dutchess, and State of New York, known and designated as Tax Grid Nos. 7066-00-732810, 7066-00-860725, 7066-00-742300, 7066-00-670717, 7066-00-628131, 7067-00-709177, 7067-00-742300, and a portion of 066-00-870350 (the "Real Property"); and

WHEREAS, the Real Property is being developed as a mixed-use community known as "Silo Ridge Field Club" (the "Community"); and

WHEREAS, on July 29, 2015, the Town of Amenia Planning Board (the "Planning Board") adopted the following resolutions in connection with the Community (collectively, the "July 2015 Approvals"): (i) Resolution No. 9 of 2015, titled "Resolution Approving the Amended Special Permit and Amended Master Development Plan for the Silo Ridge Field Club"; (ii) Resolution No. 12 of 2015, titled "Resolution Approving Site Plans for Phase 1 of the Silo Ridge Field Club" (the "Site Plan Approval"); and (iii) Resolution No. 10 of 2015, titled "Silo Ridge Field Club Resolution Approving Special Permits allowing: (1) golf course improvements and a golf maintenance facility in the OC Zoning District; (2) a wastewater treatment plant in the OC Zoning District; and (3) the storage of more than 500 pounds of fertilizers and pesticides at the golf maintenance facility in the Aquifer Overlay District"; and

WHEREAS, On April 27, 2016, the Planning Board adopted Resolution No. 4 of 2016, titled "Resolution Approving Lot Line Adjustments and the Final Subdivision Plats for the Silo Ridge Field Club," granting final subdivision approval for the Community (the "Final Subdivision Approval," and collectively with the July 2015 Approvals, the "Approvals"); and

WHEREAS, pursuant to Section 105-24 of the Code of the Town of Amenia (the "Town Code"), Principal is required to construct and install all improvements shown on the Phase 1 site plans of the

Community approved under the Site Plan Approval, which are “required improvements” identified in Section 105-24.A(1) through (13) of the Town Code (collectively, the “Required Improvements”); and

WHEREAS, the Required Improvements for Phase IE of the Community are further described in Exhibit A attached hereto and titled “Silo Ridge Required Improvements, Site Plan Phase 1E,” dated September 27, 2016; and

WHEREAS, pursuant to Section 105-28 of the Town Code, Principal is required to furnish a bond for the faithful performance of the Required Improvements.

WHEREAS, the purpose of this obligation is to insure and guarantee the construction and completion of the Required Improvements in a workmanlike manner and in conformance with all approvals and all applicable governmental laws, regulations, and standards within a reasonable time as reasonably determined by the Obligee or its duly authorized delegate.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that if Principal shall faithfully construct and install the Required Improvements in a workmanlike manner and in conformance with all approvals and all applicable governmental laws, regulations, and standards, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

Provided, however, that this bond is executed by Surety and accepted by Obligee subject to the following express conditions.

1. No right of action shall accrue on this Bond to or for the use of any person or corporation other than Obligee named herein or the successors or assigns of Obligee.
2. As required by Section 105-28(A)(1)(a) of the Town Code, this Bond shall terminate one year after completion of the Required Improvements, as determined by the Town Engineer of the Town of Amenia (the “Town Engineer”) in accordance with applicable provisions of the Town Code and the Approvals and all applicable governmental laws, rules, and standards, provided that: (a) the Town Engineer shall not issue a written determination of completion until the Principal receives the Planning Board’s approval of as-built drawings for the Required Improvements as required by Section 105-28(B) of the Town Code; and (b) this Bond shall not terminate until the Town Engineer inspects the Required Improvements one year after their completion and determines in writing that the Required Improvements function properly in accordance with all Approvals and applicable laws regulations and standards.
3. It is agreed and understood among the parties hereto that an event of default (“Default”) shall occur upon the Obligee’s reasonable determination, in writing that: (a) such Required Improvements are not being and/or have not been performed within a reasonable time; or (b) such Required Improvements are not being and/or have not been performed in a workmanlike manner and/or have not been performed in accordance with all approvals and/or applicable laws and/or regulations by said Principal and/or do not function properly in accordance with all Approvals and applicable laws, regulations, and standards; or (c) the Principal has

evidenced its intent to not complete the Required Improvements, including by abandonment of the development of the Community or by operation of law.

4. Upon the Obligee's determination that one or more Defaults have occurred, at any time, the Obligee may provide the Principal and Surety with written notice of the Default by certified mail, return-receipt requested. If the Default is not corrected to the Obligee's reasonable satisfaction within 30 days from the date when the notice was sent, or in the case of conditions which cannot reasonably be remedied within 30 days, if Principal and/or Surety fails to commence and thereafter diligently pursue corrective action to completion, the Obligee may at its discretion exercise its rights under this bond including, without limitation, the following: (a) the Obligee may demand a portion of the penal sum of the bond in an amount necessary to remedy the Default, provided that such funds shall be used by the Obligee solely for that purpose, and not as a penalty, or (b) the Obligee may require the Surety to promptly complete such Required Improvements in a timely and workmanlike manner in accordance with all Approvals and applicable laws, regulations and standards, or (c) the Obligee or its duly authorized delegate may direct completion of such Required Improvements in accordance with all Approvals and applicable laws, regulations and standards, with contractors jointly chosen by the Obligee and the Surety, the costs of which improvements will be reimbursed by said Surety up to the amount designated above.
5. The Surety and the Obligee shall have the right and an irrevocable license to access the Real Property of the Principal to enforce this Bond or exercise any rights or perform any obligations hereunder.
6. Surety's liability under this Bond shall in no event exceed the penal amount as set forth in this Bond, or in any additions, riders or endorsements issued by Surety as supplements hereto.
7. The Planning Board may reduce the face value of this Bond as provided in Section 105-28 (A) (1) (C) of the Town Code. The Principal may request in writing that the Planning Board authorize a reduction in the amount of this Bond based on the extent of the improvements actually completed provided that the total face value of this Bond shall not be reduced to less than 20% of the initial face value of this Bond. Any such written request shall be accompanied by a detailed and itemized listing of the improvements completed, the estimated cost of the improvements remaining to be completed, and the specific amount of a reduction of the face value of this Bond being requested. Additionally, this request shall be accompanied by the certification of a professional engineer licensed in New York State certifying that the work completed has been completed in conformance with all Approvals and all applicable laws, regulations, and standards; a partial as-built plan also certified by a professional engineer depicting all improvements as actually constructed and completed including all underground utilities; and the consent of the Surety to the identified reduction in the face value of this Bond. The face value of this Bond may not be reduced more than six times within any 12-month period.
8. Surety's liability under this Bond shall extend to any Default occurring during the term of this bond, irrespective of whether the Obligee brings a claim for such Default during the term of

this bond or following its termination. Any suit brought after termination of the bond must commence no later than two (2) years after the date the bond was terminated.

9. This Bond is delivered in the State of New York and shall in all respects be governed by the laws of the State of New York.
10. Any suit, action or proceeding to enforce or defend any rights under this Bond, arising from the relationship which is the subject of this Bond, or otherwise relating to this Bond, must be commenced and maintained in the appropriate state or federal courts in Dutchess County, New York, and each party irrevocably consents to the exclusive jurisdiction and venue of such courts for such purposes.
11. The parties each waive any right to a trial by jury in any suit, action or proceeding to enforce or defend any rights under this Bond, arising from the relationship which is the subject of this Bond, or otherwise relating to this Bond, and agree that any such suit, action or proceeding shall be tried before a court and not before a jury.
12. This Bond may be executed in one or more counterparts, each of which shall be an original but all of which shall constitute one and the same instrument. This Bond shall be effective when executed by Principal and Surety.

In witness whereof, this instrument has been duly executed by Principal and Surety on the ___ day of _____, 2016.

PRINCIPAL:

SILO RIDGE VENTURES LLC, a Delaware limited liability company
By: DLV SR Investors Member, LLC, its Administrative Member

By: _____
Name: Pedro Torres, Jr.
Title: Authorized Representative

SURETY:

U.S. Specialty Insurance Company

By: _____

Exhibit A

Silo Ridge Site Required Improvements Site Plan Phase 1E - Bond Estimates 09.27.2016

<u>DESCRIPTION</u>	<u>Estimated Cost</u>
<u>Sewer: Performance & Completion Bond</u> ¹	
9. Sanitary Sewer Disposal Facilities (Waste Water Treatment Plant)	In place
<u>Site Plan Phase 1: Infrastructure Performance & Completion Bond</u> ²	
1. Park, Playgrounds or other public space	\$0
2. Paved roads, roadways, common driveways, driveway aprons	\$1,043,263
3. Road Signs and Posts	\$2,400
4. Road Lighting	\$0
5. Curbs or Swales	\$44,454
6. Sidewalks or nonpaved walkways	\$0
7. Road Trees and Other Required Landscaping ⁴	In place
8. Water Supply and Fire Protection System	\$500,583
9. Sanitary Sewer Disposal Facilities (Not phased) ⁷	Sewer Bond
10. Storm Drainage Facilities	\$308,361
11. Franchise Utilities ⁵	-
12. Seeding and Erosion Control ^{3,6}	Reclamation
13. Monuments and Markers	\$2,000
Offsite State Highway Improvements	-
Total	\$1,901,061
<u>Other Securities</u>	
Reclamation ³	In place
Landscape Survivability Guarantee	In place
Total	\$0
Total Amount of Securities	\$1,901,061

Notes

- 1- In accordance with New York Transportation Corporation Law § 119(1)
- 2- Security to be provided by HOA Phase and has to be available at the time that the Subdivision Plat gets filed.
- 3- This security shall remain in place until the all the mass grading has been completed and approved by the Town Engineer
- 4- This security is contained within the Landscaping Cost.
- 5- The Applicant is required to bond the work with NYSEG directly with NYSEG. The applicant will provide a copy of the Town of such Bond / Surety before commencing such work.
- 6- This security is part of the Reclamation Bond. All seeding calculations were included in the landscaping budget.
- 7- The Sanitary Sewer Disposal Facility bond cannot be phased. As such, all phases are shown above as one separate performance and completion bond.

Exhibit B

Silo Ridge Site Required Improvements Cost Estimates Site Plan Phase 1 - Summary by Sub-Phases 09.27.2016

HOA PERFORMANCE & COMPLETION BOND ESTIMATES BY PHASE

Phase	Description	Est Cost
1-A	Pheasant Run (Partial) and Redtail Pass Village Green and Club Meadow Drive Wood Duck Road to Family Activity Barn Public Overlook Offsite State Highway Improvements (See Note 3)	\$0 \$0 \$0 \$0 \$0 \$0
1-B	Balance of Wood Duck Road and Wood Turtle Road	\$0
1-C	Eagles Pass and Falcon Way	\$0
1-D	Peregrine Drive and Snowy Owl Court	\$0
1-E	Ridge Line Drive and Oak Tree Lane	\$1,901,061
Total		\$1,901,061

Notes:

- 1- Security to be provided prior to Planning Board Chairman's endorsement of the final plat to be filed.
- 2- Security to be provided by HOA Phase and has to be available at the time that Subdi
- 3- The Applicant is required to bond the NYSDOT work directly with NYSDOT. The Applicant must provide the Town a copy of such Bond / Surety before commencing such work and or before

Exhibit B

1. Park, Playgrounds or other public space	2. Paved roads, roadways, common driveways, driveway aprons	3. Road Signs and Posts	4. Road Lighting	5. Curbs or Swales
Part of Phase 1A	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0	\$0 \$0 \$0 \$0 \$0
	\$1,043,263	\$2,400	\$0 \$0 \$0 \$0	\$0 \$0 \$0 \$44,454
\$0	\$1,043,263	\$2,400	\$0	\$44,454

version of the first subdivision

vision Plat gets filed.
 Applicant will provide
 the final plat gets filed.

Exhibit B

DETAILED BREAKDOWN					
6. Sidewalks or nonpaved walkways	7. Road Trees and Other Required Landscaping ⁴	8. Water Supply and Fire Protection System	9. Sanitary Sewer Disposal Facilities (Not phased) ⁷	10. Storm Drainage Facilities	11. Franchise Utilities ⁵
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0
\$0	Landscape bond is in place for all phases. Please refer to the Landscape Survivability Guarantee.	\$0	Sanitary Sewer is in place as a separate bond. The bond will be not phased. Please refer to Sanitary Sewer Bond.	\$0	\$0
\$0		\$0		\$0	\$0
\$0		\$0		\$0	\$0
\$0		\$500,583		\$308,361	\$0
\$0	\$0	\$500,583	\$0	\$308,361	\$0

Exhibit B

12. Seeding and Erosion Control 3,6	13. Monuments and Markers	Notes
Part of Reclamation Bond in place.	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$2,000	Includes the WTP and its Conveyance System Includes circle in front of activity barn, parking lot and emergency access road
\$0	\$2,000	Vineyard Cottages (19) not included

**- Exhibit C -
Silo Ridge Site Required Improvements
Site Plan Phase IE - Bond Detail by Section**

Phase Location Road From Station To Station Distance Buildings Served Sewer (Detail below) Buildings Served Water (Detail below)	TOTAL OF ALL PHASES			1-E			1-E		
	UNIT	UNIT \$	QTY TOTAL	TOTAL \$	QTY	TOTAL	QTY	TOTAL	
1. Park, Playgrounds or other public space									
Please refer to Public Overlook Breakdown	NA	\$0	0	\$0		\$0		\$0	
Parks Total				\$0		\$0		\$0	
2. Paved roads, roadways, common driveways, driveway aprons									
Pave Roads Impervious									
Processed Base	Tons	\$28	5,512	\$154,336	3,395	\$95,051	2,117	\$59,285	
Binder 2.5"	Tons	\$85	1,181	\$100,397	727	\$61,831	454	\$38,566	
Top Lift 1.5"	Tons	\$92	713	\$65,574	439	\$40,385	274	\$25,189	
DOT Turn Lanes									
SY Milling	SY	\$20	0	\$0					
Paving Binder	Tons	\$150	0	\$0					
Paving Top	Tons	\$161	0	\$0					
Pervious Pavers (Grass)									
Processed Base	Tons	\$28	0	\$0				\$0	
Pavers	SF	\$3	0	\$0				\$0	
Soil	CY	\$30	0	\$0				\$0	
Stone (Pervious) Access Roads/Parking									
Processed Base	Tons	\$28	0	\$0				\$0	
Top Dress Stone	Tons	\$28	0	\$0				\$0	
Parking									
Parking SY	SY	\$50	0	\$0				\$0	
Hammerheads	Ea	\$16,800	2	\$33,600	1	\$16,800	1	\$16,800	
Emergency Access Road	SY	\$65	0	\$0				\$0	
Common Drives	SF	\$4	2,660	\$10,640			2,660	\$10,640	
Aprons	Ea	\$616	19	\$11,704	13	\$8,008	6	\$3,696	
Bridge: Entry	LS	\$150,000	0	\$0				\$0	
Bridge: Retail Pass at Stream J	LS	\$200,000	0	\$0				\$0	
Retaining Walls	SF	\$45	14,700	\$661,500	8,400	\$378,000	6,300	\$283,500	
Guard Rails	LF	\$35	0	\$0				\$0	
Guard Rail Demo	LS	\$1	0	\$0				\$0	
Boulders for Guard Rail	Ea	\$250	0	\$0				\$0	
Parking Stops	Ea	\$150	0	\$0				\$0	
Rock Blasting	CY	\$10.0	551	\$5,512	339	\$3,395	212	\$2,117	
Striping	LF	\$1	0	\$0	0	\$0	0	\$0	
Paved Roads Total				\$1,043,263		\$603,470		\$439,793	

Silo Ridge Site Required Improvements
 Site Plan Phase IE - Bond Detail by Section

Phase Location Road From Station To Station Distance Buildings Served Sewer (Detail below) Buildings Served Water (Detail below)	TOTAL OF ALL PHASES				1-E		1-E	
	UNIT	UNIT \$	QTY TOTAL	TOTAL \$	QTY	TOTAL	QTY	TOTAL
3. Road Signs and Posts								
DOT Required Signs	Ea	\$500	0	\$0				
Street Signs (Including Posts & Installation)	Ea	\$400	6	\$2,400	3	\$0	3	\$1,200
Decorative Backing/Posts	Ea		0	\$0				
Road Signs and Posts Total				\$2,400		\$1,200		\$1,200
4. Road Lighting								
A R7 Pathlight	Ea	\$300	0	\$0	0	\$0	0	\$0
B MB3 Bollard	Ea	\$750	0	\$0	0	\$0	0	\$0
K Tree Down Light	Ea	\$300	0	\$0	0	\$0	0	\$0
Lighting Total				\$0		\$0		\$0
5. Curbs or Swales								
Curbs Granite C-1	LF	\$25	0	\$0				
Curbs Stacked Stone C-2	LF	\$25	1,680	\$42,000	900	\$22,500	780	\$19,500
Swales	LF	\$1	2,454	\$2,454	1,646	\$1,646	808	\$808
Curbs or Swales Total				\$44,454		\$24,146		\$20,308
6. Sidewalks or nonpaved walkways								
Sidewalks Stone/Pavers	SF	\$20	0	\$0				
Sidewalks Concrete	LF	\$20	0	\$0				
Sidewalks Total				\$0		\$0		\$0
7. Road Trees and Other Required Landscaping								
Trees	LS	\$154,152	0	\$0				
Shrubs and Plantings	LS	\$308,256	0	\$0				
Other Landscape Areas not within the HOA Property Survivability Guarantee (See Landscape Detail)	LS	\$91,249	0	\$0				
Landscape Total				\$0		\$0		\$0

Silo Ridge Site Required Improvements
Site Plan Phase IE - Bond Detail by Section

Phase Location Road From Station To Station Distance	TOTAL OF ALL PHASES			I-E			I-E		
	UNIT	UNIT \$	QTY TOTAL	TOTAL \$	QTY	TOTAL	QTY	TOTAL	
8. Water Supply and Fire Protection System									
Wells (Complete)	Ea	\$0	0	\$0		\$0		\$0	
Service lines to Comfort Stations (Complete)	LF	\$0	0	\$0		\$0		\$0	
Water Treatment Plant	Ea	\$800,000	0	\$0		\$0		\$0	
Storage Tank	Ea	\$600,000	0	\$0		\$0		\$0	
Treated Water Main (10" HDPE SDR 11)	LF	\$55	4,734	\$260,370	2,846	\$156,530	1,888	\$103,840	
Water Line from Tank to Flushing Hydrant (4")	LF	\$35	0	\$0		\$0		\$0	
Water Line from Pond by hole 2 to Dry Hydrant (6")	LF	\$45	0	\$0		\$0		\$0	
Rock Blasting	CY	\$25	105	\$2,630	63	\$1,581	42	\$1,049	
Rock Hammering	CY	\$100	35	\$3,507	21	\$2,108	14	\$1,399	
Bedding	LF	\$5	5,114	\$23,676	3,106	\$14,380	2,008	\$9,296	
Pressure Reducing Valve and Pit	Ea	\$50,000	0	\$0		\$0		\$0	
Booster Pumps	Ea	\$125,000	1	\$125,000	1	\$125,000		\$0	
Hydrants	Ea	\$1,500	13	\$19,500	8	\$12,000	5	\$7,500	
Gate Valves & Risers	Ea	\$1,000	13	\$13,000	8	\$8,000	5	\$5,000	
Thrust Blocks	Ea	\$500	13	\$6,500	8	\$4,000	5	\$2,500	
Drain, Horizontal Connect	Ea	\$500	13	\$6,500	8	\$4,000	5	\$2,500	
Taps 1" to 1-1/2"	Ea	\$600	0	\$0	0	\$0	0	\$0	
Taps 2" to 4"	Ea	\$900	19	\$17,100	13	\$11,700	6	\$5,400	
Taps 6"	Ea	\$1,500	0	\$0	0	\$0	0	\$0	
Laterals: 1" to ROW	LF	\$20	0	\$0	0	\$0	0	\$0	
Laterals 1-1/2" to 2" to ROW	LF	\$30	380	\$11,400	260	\$7,800	120	\$3,600	
Laterals 3" or larger to ROW	LF	\$40	0	\$0		\$0		\$0	
Corp & Curb Stops 1"	Ea	\$300	0	\$0	0	\$0	0	\$0	
Corp & Curb Stops 1-1/2" to 2"	Ea	\$600	19	\$11,400	13	\$7,800	6	\$3,600	
Corp & Curb Stops 3" or larger"	Ea	\$800	0	\$0	0	\$0	0	\$0	
Water Supply Total				\$500,583		\$354,899		\$145,684	

Silo Ridge Site Required Improvements
Site Plan Phase 1E - Bond Detail by Section

Phase Location	TOTAL OF ALL PHASES	1-E	1-E
Ridgeline Road & Oak Tree Lane	Estate Homes - Phase 1E	Estate Homes - Phase 1E	Estate Homes - Phase 1E
From Station	NA	Ridgeline Rd	Oak Tree Ln
To Station	NA	1,054	1,000
Distance	4,134	3,600	2,588
Buildings Served Sewer (Detail below)	14	7	1,588
Buildings Served Water (Detail below)	19	13	6

DESCRIPTION	UNIT	UNITS	QTY TOTAL	TOTAL \$	QTY	TOTAL	QTY	TOTAL
9. Sanitary Sewer Disposal Facilities								
WWTP Construction	LS	\$1,715,332	0	\$0		\$0		\$0
Sewer Main								
Low Pressure Sewer Main 8" SDR 35	LF	\$33	0	\$0		\$0		\$0
Gravity Sewer Main 8" SDR 35	LF	\$31	0	\$0	0	\$0	0	\$0
Gravity 4" Sewer	LF	\$25	0	\$0		\$0		\$0
Force Main 4"	LF	\$26	0	\$0		\$0		\$0
Effluent Discharge FM 6"	LF	\$33	0	\$0		\$0		\$0
Bedding	LF	\$5	0	\$0		\$0		\$0
Rock Blasting	CY	\$25	0	\$0	0	\$0	0	\$0
Rock Hammering	CY	\$100	0	\$0	0	\$0	0	\$0
Manholes (List below)	Ea	\$2,250	0	\$0		\$0		\$0
Pump Station 1: At Sales Center	LS	\$175,000	0	\$0		\$0		\$0
Pump Station 2: Near CM 28	LS	\$150,000	0	\$0		\$0		\$0
Pump Station 3: West of 18 Tees	LS	\$150,000	0	\$0		\$0		\$0
Pump Station 4: South Estates Near E-28	LS	\$180,000	0	\$0		\$0		\$0
Pump Station 5: South Lawn	LS	\$125,000	0	\$0		\$0		\$0
Pump Station 6: Activity Barn	LS	\$100,000	0	\$0		\$0		\$0
Outfall Control Structure	Ea	\$5,000	0	\$0		\$0		\$0
Wye	Ea	\$50	0	\$0		\$0		\$0
Wye to ROW service	LF	\$25	0	\$0	0	\$0	0	\$0
Cleanouts	Ea	\$125	0	\$0		\$0		\$0
Pipe Tunnel Under Road	Ea	\$35,000	0	\$0	0	\$0	0	\$0
Temp Septic			0	\$0		\$0		\$0
Remove Existing Septic			0	\$0		\$0		\$0
Testing			0	\$0		\$0		\$0
Sanitary Sewer Total (Part of Sewer Bond in place)				\$0		\$0		\$0

Silo Ridge Site Required Improvements
Site Plan Phase IE - Bond Detail by Section

Phase	TOTAL OF ALL PHASES	I-E	I-E
Location	Estate Homes - Phase IE	Estate Upper	Estate Middle
Road	Ridgeline Road & Oak Tree Lane	Ridgeline Rd	Oak Tree Ln
From Station	NA	1,054	1,000
To Station	NA	3,600	2,588
Distance	4,134	2,546	1,588
Buildings Served Sewer (Detail below)	14	7	7
Buildings Served Water (Detail below)	19	13	6

DESCRIPTION	UNIT	UNIT \$	QTY TOTAL	TOTAL \$	QTY	TOTAL	QTY	TOTAL
10. Storm Drainage Facilities								
Stormwater Piping HDPE (Incl Bedding)								
60"	LF	\$215	0	\$0		\$0		\$0
48"	LF	\$175	0	\$0		\$0		\$0
42"	LF	\$135	0	\$0		\$0		\$0
36"	LF	\$95	609	\$57,855	609	\$57,855		\$0
30"	LF	\$75	1,172	\$87,900	222	\$16,650	950	\$71,250
24"	LF	\$55	1,854	\$101,970	1,317	\$72,435	537	\$29,535
18"	LF	\$45	0	\$0		\$0		\$0
15"	LF	\$35	0	\$0		\$0		\$0
12"	LF	\$25	0	\$0		\$0		\$0
8"	LF	\$20	0	\$0		\$0		\$0
6"	LF	\$15	0	\$0		\$0		\$0
4"	LF	\$10	0	\$0		\$0		\$0
Bedding	CY	\$0	0	\$0		\$0		\$0
Rock Blasting	CY	\$25	242	\$6,058	143	\$3,580	99	\$2,478
Rock Hammering	CY	\$100	81	\$8,078	48	\$4,773	33	\$3,304
Drainage Manhole	Ea	\$2,000	0	\$0	0	\$0	0	\$0
Field Inlet	Ea	\$1,500	0	\$0	0	\$0	0	\$0
Curb Inlet	Ea	\$1,500	31	\$46,500	18	\$27,000	13	\$19,500
Yard Inlet	Ea	\$500	0	\$0	0	\$0	0	\$0
Trench Drain (14") by lot owner (Not bonded)	Ea	\$60	6	\$360	6	\$360	0	\$0
Under Drain	LF	\$60	0	\$0		\$0		\$0
Underground Sand Filter								
611 A (Wood Duck Rd)	Ea	\$75,000	0	\$0		\$0		\$0
Maintenance Parking Drain System	Ea	\$50,000	0	\$0		\$0		\$0
End Section	Ea	\$1,000	0	\$0		\$0		\$0
Pervious Cleanout	Ea	\$250	0	\$0		\$0		\$0
Outfall Control Structure	Ea	\$2,500	0	\$0		\$0		\$0
Stormwater Basin (Public Overlook)	Ea	\$5,000	0	\$0		\$0		\$0
Drainage Total				\$308,361		\$182,293		\$126,068

Silo Ridge Site Required Improvements
Site Plan Phase IE - Bond Detail by Section

Phase Location Road From Station To Station Distance Buildings Served Sewer (Detail below) Buildings Served Water (Detail below)	TOTAL OF ALL PHASES		1-E		1-E	
	UNIT	UNIT \$	QTY TOTAL	TOTAL \$	QTY	TOTAL
11. Franchise Utilities NYSEG (Bond with NYSEG)	Ea	\$0	0	\$0		\$0
Franchise Utilities Total				\$0		\$0
12. Seeding and other Erosion Control Reclamation Bond	LS	\$80,000	0	\$0		\$0
Seeding and other Erosion Control Total				\$0		\$0
13. Monuments and Markers Monuments (Markers)	Ea.	\$1	2,000	\$2,000	1,000	\$1,000
Monuments Total				\$2,000		\$1,000
Grand Total				\$1,901,061		\$1,167,008
						\$734,053