



CORE ENGINEERING GROUP

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Date: April 23, 2020

Project Number: 100.045

MEMORANDUM

To: Kari Parsons,
El Paso County DSD

From: Richard Schindler

Re: Creekside at Lorson Ranch Filing No. 1 Amendment to Final Drainage Report

This memorandum is to amend Section 7.0 Drainage and Bridge Fee of the Final Drainage Report (FDR) for Creekside at Lorson Ranch. The approved FDR states that the drainage and bridge fees are due at plat recordation but does not address how the fees will be paid.

In 2020 Lorson Ranch will complete armoring of the last remaining portion of the East Tributary of Jimmy Camp Creek channel. The estimated construction cost is \$2,074,670.20 and upon completion will be submitted to El Paso County for converting the construction costs into reimbursable drainage fee credits from the drainage basin fund for Jimmy Camp Creek.

Until the armoring project is complete and has been through the drainage fee process, El Paso County is allowing Lorson Ranch to apply the drainage/surety fees due at plat recording against the estimated channel construction costs. This process will be called "Drainage Fee Pre-Credits" and will be tracked by Lorson Ranch via drainage fee memos/spreadsheets prepared prior to recordation of plats.

For Creekside at Lorson Ranch Filing No. 1 the required drainage/surety fees will be applied against the **Drainage Fee Pre-Credits**. Lorson Ranch has more Drainage Fee Pre-credits than the required fees for this plat recordation.

Bridge fees will be applied against the established Bridge Fee Credits for Lorson Ranch.

Att Drainage/Surety Fee Spreadsheet

From: Richard L. Schindler

Lorson Ranch Drainage/Surety Fees and Drainage Fee Report

	Subdivision Name	Drainage Fee	Surety	pay out	Credits	Credit balance
06-491	credit established				\$ 6,804,637.69	\$ 6,804,637.69
06-491	payout			\$ (403,041.97)		\$ 6,401,595.72
07-485	payout			\$ (223,130.33)		\$ 6,178,465.39
07-485	Ponderosa Filing No. 1	\$ (151,208.00)				\$ 6,027,257.39
10-255	payout			\$ (238,680.00)		\$ 5,788,577.39
12-117	payout			\$ (65,250.00)		\$ 5,723,327.39
12-117	Ponderosa Filing No. 2	\$ (192,765.00)				\$ 5,530,562.39
12-117	Pioneer Landing	\$ (219,500.00)				\$ 5,311,062.39
12-117	Townhomes at Lorson	\$ (68,512.50)				\$ 5,242,549.89
13-055	payout			\$ (187,200.00)		\$ 5,055,349.89
13-478	payout			\$ (146,790.00)		\$ 4,908,559.89
15-015	Ponderosa Filing No. 2		\$ (89,957.00)			\$ 4,818,602.89
15-015	Pioneer Landing		\$ (102,433.00)			\$ 4,716,169.89
15-015	Townhomes at Lorson		\$ (31,972.50)			\$ 4,684,197.39
15-015	Buffalo Crossing No. 2	\$ (182,228.00)	\$ (85,040.00)			\$ 4,416,929.39
15-239	payout			\$ (145,620.00)		\$ 4,271,309.39
15-473	payout	\$ (149,292.00)				\$ 4,122,017.39
16-091	credit established				\$ 745,604.28	\$ 4,867,621.67
	Meadows Filing No. 1	\$ (181,578.00)	\$ (84,736.00)			\$ 4,601,307.67
	Meadows Filing No. 2	\$ (224,587.00)	\$ (104,808.00)			\$ 4,271,912.67
	Allegiant at Lorson	\$ (162,021.00)	\$ (75,610.00)			\$ 4,034,281.67
	Buffalo Crossing No. 1	\$ (78,975.00)	\$ (36,855.00)			\$ 3,918,451.67
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	Meadows 3	\$ (287,820.00)	\$ (134,316.00)			\$ 3,496,315.67
	Meadows 4	\$ (464,200.00)	\$ (216,626.00)			\$ 2,815,489.67
	Pioneer Landing 2	\$ (370,756.00)	\$ (165,095.00)			\$ 2,279,638.67
	Carriage Meadows South	\$ (844,538.00)	\$ (376,066.00)			\$ 1,059,034.67
	Carriage Meadows North	\$ (296,184.00)	\$ (132,618.00)			\$ 630,232.67
	Pioneer Landing 3	\$ (15,832.00)	\$ (7,089.00)			\$ 607,311.67
	Lorson Ranch East Filing No. 1	\$ (899,058.00)	\$ (380,859.00)			\$ (672,605.33)
20-17	credit established				\$ 984,434.42	\$ 311,829.09

Drainage Fee Pre-Credit Analysis

	Subdivision Name	Drainage Fee	Surety	pay out	Credits	Credit balance
	CDR 19-002 (CD's not approved yet)				\$ 2,074,670.20	\$ 2,074,670.20
	Lorson Ranch East Filing No. 2	\$ (322,236.00)	\$ (136,506.00)			\$ 1,615,928.20
	Lorson Ranch East Filing No. 3	\$ (177,213.00)	\$ (70,354.00)			\$ 1,368,361.20
	Creekside at Lorson filing 1	\$ (429,894.00)	\$ (170,669.00)			\$ 767,798.20
	totals	\$ (5,718,397.50)	\$ (2,401,609.50)	\$ (1,409,712.30)	\$ 10,609,346.59	

	confirmed with resolution
	current credit balance