

Drainage Letter
Meadowbrook Crossing Filing 2
El Paso County, Colorado

Prepared for:
Meadowbrook Crossing LLC
90 South Cascade Ave, Suite 1500
Colorado Springs, Colorado 80903

Prepared by:



Kiowa
Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
Ph: (719)630-7342

Kiowa Project No. 16039

April 11, 2018

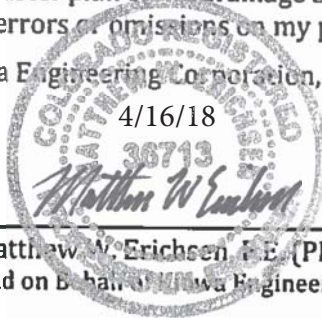
STATEMENTS AND APPROVALS

ENGINEER'S STATEMENT:

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the City/County for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

Kiowa Engineering Corporation, 1604 South 21st Street, Colorado Springs, Colorado 80904

4/16/18



Matthew W. Erichsen, P.E. (PE #36713)
For and on Behalf of Kiowa Engineering Corporation

4/16/18

Date

DEVELOPER'S STATEMENT:

I, the Developer, have read and will comply with all of the requirements specified in this drainage report and plan.

By: _____

Meadowbrook Crossing LLC

4-16-18

Date

Print Name: _____

Address: Meadowbrook Crossing LLC
90 South Cascade Avenue, Suite 1500
Colorado Springs, Colorado 80903

EL PASO COUNTY:

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 & 2, El Paso County Engineering Criteria Manual, and Land Development Code, as amended.

Jennifer Irvine, P.E.
El Paso County Engineer/ECM Administrator

Date

I. DRAINAGE LETTER

This drainage letter has been prepared to update the drainage and bridge fees for the Meadowbrook Crossing Filing No. 2 property to the 2018 values. The Preliminary and Final Drainage Report for Meadowbrook Crossing Filing 1 and 2 (Reference 1) is approved and on file with the County. The drainage patterns and improvements for Filing 2 will be as described in that report.

Reference 1: *Preliminary and Final Drainage Report, Meadowbrook Crossing Filing 1 and Filing 2* (SP 17-002 and SF 17-002), prepared by Kiowa Engineering Corporation, dated July 25, 2017.

The attached Table 1 is an update of the Filing 2 drainage and bridge fee calculation shown in Reference 1 to match the 2018 Drainage and Bridge Fees for Sand Creek.

**Meadowbrook Crossing
Drainage Basin and Bridge Fees**

Table 1: Drainage & Bridge Fee Calculation

Meadowbrook Crossing Filling 2

Filing 2 Total Site/Platted Area = 4.460 ac

Effective % Impervious = 34.05 %

See Prelim/Final Drainage Report Flg 1 and 2 for calc

Sand Creek Drainage Basin: Drainage Fee and Bridge Fee Calculations			
2018 Drainage Fee =	\$17,197 / ac	Drainage Fee* =	\$ 26,118
2018 Bridge Fee =	\$5,210 / ac	Bridge Fee* =	\$ 7,913
*See Bottom of sheet for Total Fees Due			

Current Drainage Basin Fee (2018) = \$17,197 / ac

Fee per Acre

Adjusted Drainage Fee to imperv acre (1999) = \$15,000 / ac

Fee per Impervious Acre

DBPS Drainage Basin Fee (Original 1996) = \$6,115 / ac

Table VIII-8: Sand Creek DBPS

Drainageway Conveyance Cost Estimate based on

DBPS Table VIII-2 (Original 1996) = \$ 320,976

1,082lf channel improve at \$268/lf + 200lf grade control at \$155/lf (Table VIII-2 Sand Crk DBPS: Segment 4 East Fork Sand Creek)

(Segment 4: East Fork Sand Creek)

Reimbursable Drainage Expenses associated with drainageway improvements (refer to Exhibit B: Summary of Final Cost-Construction and Engineering from Drainage Fee Reimbursement package dated 4/20/18) =	\$1,033,994.70
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DBPS Drainage Conveyance Cost Estimate = \$320,976

Sand Creek Drainage Fee (Filing 1) = \$154,143

Sand Creek Drainage Fee (Filing 2) = \$26,118

Difference between DBPS and Drainage Fees for Flg 1 and 2 = **\$140,715**

Drainage Fees Due for Filing 1 and 2 = **\$0**

Drainage Fees are deferred since the reimbursable drainage expenses associated with the public drainageway improvements are in excess of the drainage fees due and the DBPS drainage conveyance cost estimate

Total Fees Due	
Drainage Fee** =	\$ 0
Bridge Fee =	\$ 7,913

**Reimbursable Expenses applied to drainage fees due