



INNOVATIVE DESIGN. CLASSIC RESULTS.

**DRAINAGE ADDENDUM NO. 1 FOR
FINAL DRAINAGE REPORT
FOR
MIDTOWN COLLECTION AT HANNAH RIDGE FILINGS 1 & 2**

June 28, 2021

Prepared for:
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SF-19-007

Job no. 1116.30





June 28, 2021

El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

ATTN: Ms. Elizabeth Nijkamp, P.E.

RE: Drainage Addendum No. 1 for the Final Drainage Report for Midtown Collection at Hannah Ridge Filings 1 & 2 to reflect final required Drainage Fee

Dear Elizabeth:

Please consider this the Drainage Addendum No. 1 for the Final Drainage Report for Midtown Collection at Hannah Ridge Filings 1 & 2 to reflect final required Drainage Fees for Hannah Ridge at Feathergrass Filing 2. This letter is being written to accompany the Midtown Collection at Hannah Ridge Filing 2 Plat which contains 28 residential lots.

This addendum letter is needed to updated drainage fees in the original report.

Please see the "Final Drainage Report for Midtown Collection at Hannah Ridge Filings 1 & 2" by CCES approved December 5, 2019 for drainage information related to this plat area. All basins and drainage patterns from the original approved report remain the same as previously approved.

**DRAINAGE AND BRIDGE FEES FILING NO. 2 (from approved report)
(Sand Creek)**

FILING 2:

2158 SF Avg. Lots(1/8 acre or less)

(Per El Paso County Percent Impervious Chart for 1/8 acre or less lots: 65%)

2.27 Ac. x 65% = **1.48 Impervious Ac.**

Open Space Tracts

(Per El Paso County Percent Impervious Chart for greenbelts: 2%)

0.99 Ac. x 2% = **0.02 Impervious Ac.**

Total Impervious Acreage: 1.50 Imp. Ac.

FILING 2 FEE TOTALS:

Bridge Fees

\$ 5,559.00 x 1.50 Impervious Ac. = \$ 8,338.50

Drainage Fees

\$ 18,940.00 x 1.50 Impervious Ac. = \$ 28,410.00

(These Drainage Fees will be paid by developer in the form of cash and or credits).

There are no public reimbursable storm facilities within this filing, but prior public reimbursable facilities installed by this developer in the same community have been completed.

SUMMARY

With the recent public reimbursable storm facility installation associated with Hannah Ridge Filing 5, the total reimbursable facility costs far exceed drainage fee obligations for this filing. As the overall reimbursable facility costs are finalized and tabulated, an application will be made to “perfect” the drainage fee credits reflected on the attached spreadsheet as coordinated with El Paso County Staff. We respectfully request that the \$28,410.00 in drainage fees not be required to be paid with plat recordation due to the impending significant credit scenario anticipated for this community.

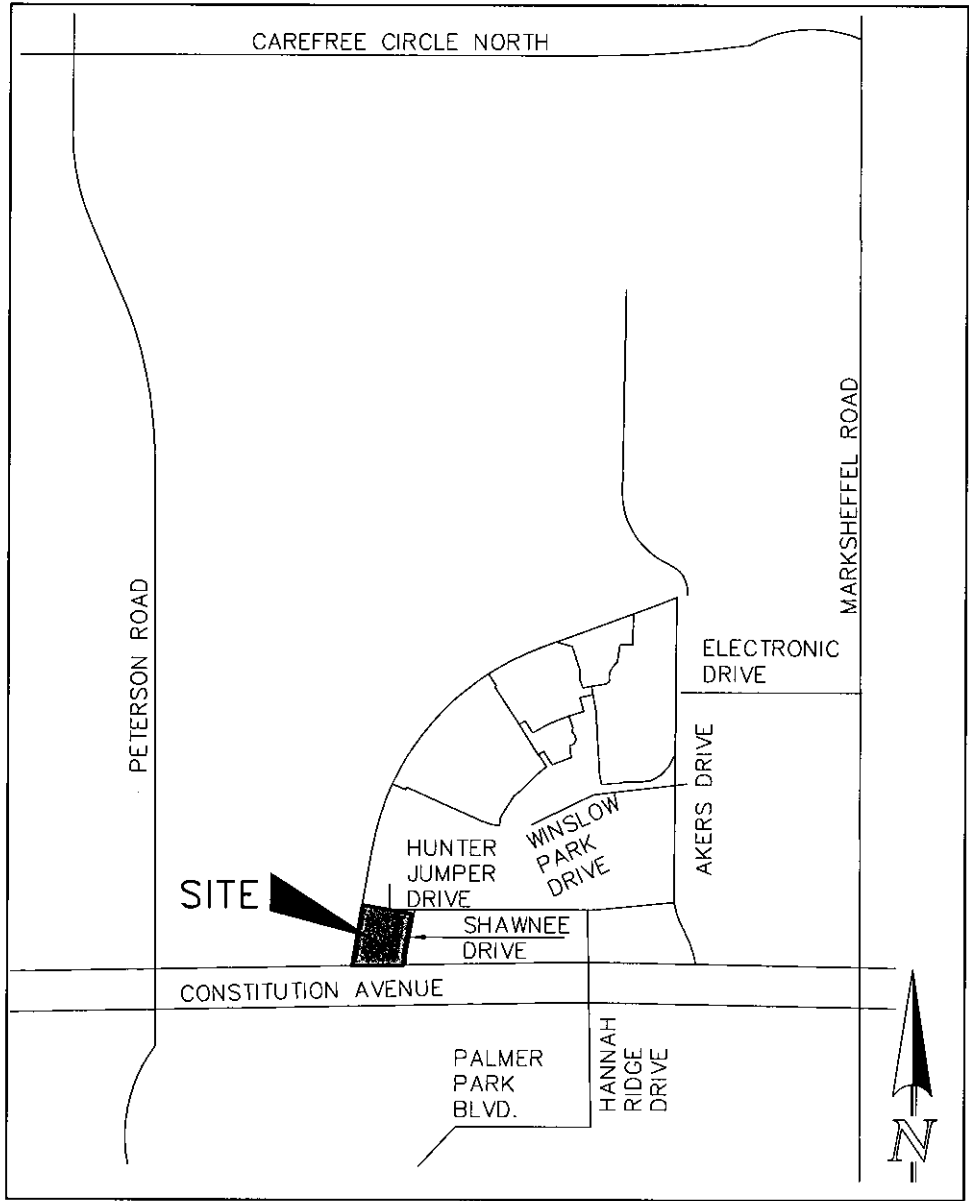
No changes to the previously approved drainage patterns or storm system are proposed.

If you have any questions or comments regarding this drainage addendum, please do not hesitate to contact me.

Sincerely,

Kyle R. Campbell, P.E.
Division Manager

VICINITY MAP



VICINITY MAP

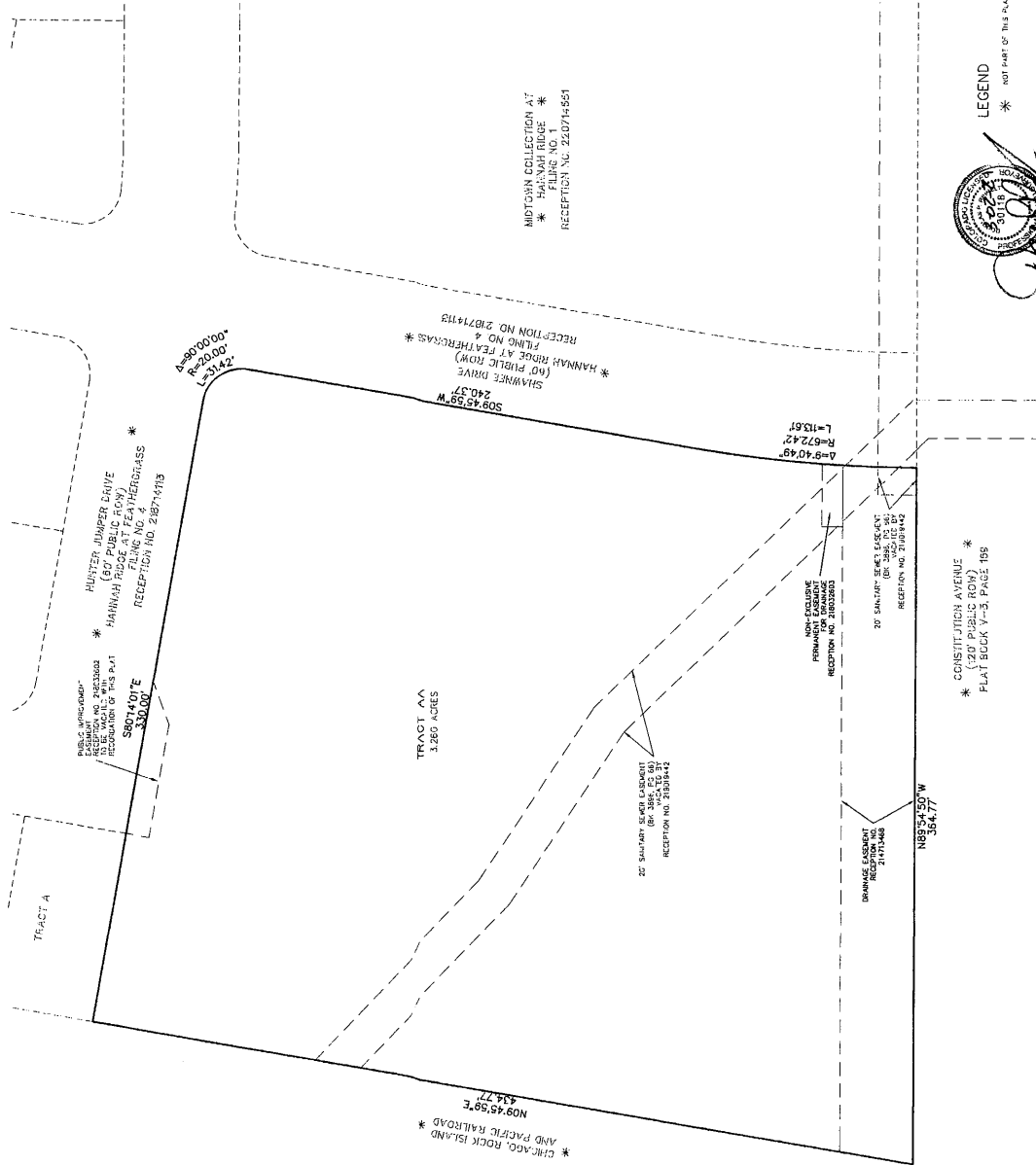
N.T.S.

**PROPOSED FINAL PLAT MIDTOWN COLLECTION
AT HANNAH RIDGE (FILING NO. 2)**

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

A REPLAT OF TRACT AA OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
 RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED



MIDTOWN COLLECTION AT
 HANNAH RIDGE
 * FILING NO. 1 *
 RECEPTION NO. 220714851



SCALE: 1" = 30'
 U.S. SURVEY FEET

MIDTOWN COLLECTION AT
 HANNAH RIDGE FILING NO. 2
 JOB NO. 116.30
 JANUARY 15, 2019
 SHEET 2 OF 3



LEGEND
 * NOT PART OF THIS PLAT

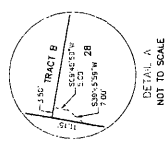
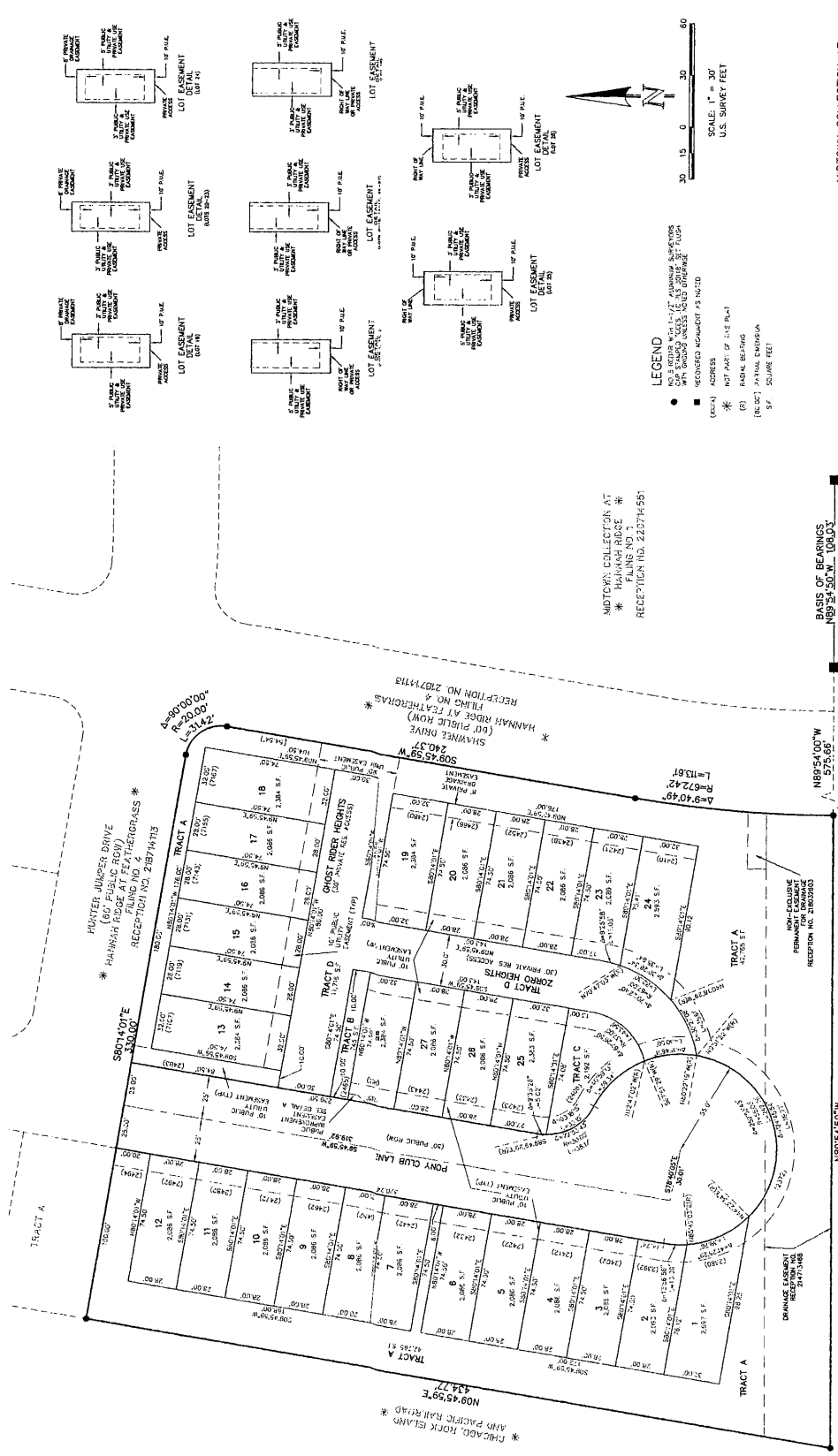
* CONSTITUTION AVENUE
 (20' PUBLIC ROW)
 * PLAT BOOK Y-3, PAGE 185

618 N. Cascade Avenue, Suite 202
 Lakewood, Colorado, 80226
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 (303) 955-1901 (Fax)

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

A REPLAT OF TRACT AA OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
 RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS REPLATED



LEGEND
 NO. 3 BEARING WITH 1-1/2" GAMMA ANGLE
 WITH BEARING AND DISTANCE TO POINT
 (X) ADDRESS
 (R) RADIUS BEARING
 (B) BEARING
 (S) SQUARE FEET

MIDTOWN COLLECTION AT
 HANNAH RIDGE
 FILING NO. 2
 RECEPTION NO. 22274581

BASIS OF BEARINGS
 N89°54'50"W
 364.77'

* CELESTINATION AVENUE *
 (60' PUBLIC ROW)
 PLAT 200K V-3, PAGE 169

MIDTOWN COLLECTION AT
 HANNAH RIDGE FILING NO. 2
 JOB NO. 1116.30
 JANUARY 15, 2019
 SHEET 3 OF 3



CLASSIC CONSULTING
 89 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 575-0708 (F)

HANNAH RIDGE AT FEATHER GRASS REIMBURSABLE COST SUMMARY

Job 11116.05 (revised 5-22-20)

Filing	Acreage (AC)	% Impervious	Drainage			Bridge Fee	Reimbursable Drainage Facility Estimate	Possible 10% Engineering Reimbursable	DBPS		DBPS		Inflation Factor	Comment
			Fee	Fee Pd.	Fee				Reimbursable From DBPS	Reimbursable From DBPS w/ Inflation Factor	Reimbursable Facility Costs	Reimbursable Facility Costs From DBPS		
NO. 1	31.22	38%												
4/23/2014*	9.68	38%	\$ 55,176.00	\$	\$ 16,714.65	N/A							SF-13-013	
			\$ 15,000.00		(\$4,357/ac)									
NO. 2	9.27	38%	\$ 52,839.00	\$	\$ 16,006.69	\$ 159,068.00	\$ 15,906.80						Facilities installed - DBPS 12A	
10/6/2015			\$ 15,000.00		(\$4,544/ac)								SF-15-013	
NO. 3	8.31	51%	\$ 68,953.89	\$	\$ 20,889.59	\$ 589,961.00	\$ 58,996.10						Facilities installed - DBPS 12A	
			\$ 16,270.00		(\$4,929/ac)								SF-17-012	
NO. 4	10.12	51%	\$ 83,972.72	\$	\$ 25,439.55	N/A								
			\$ 16,270.00		\$ 4,929.00								SF-17-013	
NO. 5	11.976	53%	\$ 112,554.37		\$ 35,192.92	\$ 412,620.00	\$ 41,262.00						To be installed w/ Fil 5 - DBPS 12	
	0.99	2%	\$ 17,751.00		\$ 5,559.00	**							SF-18-038	
NO. 6	6.25	60%	\$ 67,166.23		\$ 21,186.46	N/A								
	1.69	2%	\$ 17,751.00		\$ 5,559.00								SF-18-039	
NO. 7	13.71	60%	\$ 146,019.79		\$ 45,728.33	incl in above filing 5							Facilities installed w/ Fil 7 - DBPS 195	
		***	\$ 17,751.00		\$ 5,559.00								SF-18-040	
Midtown Fil 1 (estimate)	5.4	65%	\$ 67,805.20		\$ 10,873.40	N/A								
	3.72	2%	\$ 18,940.00		\$ 5,559.00								SF-19-007	
Midtown Fil 2 (estimate)	2.27	65%	\$ 28,410.00		\$ 30,418.85	N/A								
	0.99	2%	\$ 18,940.00		\$ 5,559.00								SF-19-006	
TOTAL	115.546	45%	\$ 682,897.14	\$ 89,046.43	\$ 274,140.15	\$ 1,161,649.00	\$ 116,164.90	\$ 1,080,390.00	\$ 1,257,478.17	\$ 1,080,390.00	\$ 1,257,478.17			

Overcalculated

Entire Community Build-out Summary

Total possible Credit per estimates incl engineering	\$ 1,277,813.90
Fee Offset	\$ 682,897.14
Fees Paid	\$ 89,046.43
Possible Credits in EPC Sand Creek Basin	\$ 683,963.19

To-date Summary with Constructed Facilities and Recorded Plats Only

Total possible Credit per constructed reimbursable improvements	\$ 823,931.90
Fee Offset	\$ 682,897.14
Fees Paid	\$ 89,046.43
Offsets available for platting	\$ 230,081.19

NOTE:

Total Reimbursable Drainage Factor for Filing No. 1 to 7 = \$2,476,616.00 (per MVE approved reports)

* Revised per Filing No. 2 Correction

** See Filing 5 Reimbursable Costs

*** See Fee breakdown based on Imp. Ac.