

To: El Paso County (EPC)

From: Galloway & Company, Inc.
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920

Date: 07/10/2024

**Re: Drainage Credits Memo
Falcon Meadows at Bent Grass Filing Nos. 3 & 4**

As part of the Falcon Meadows at Bent Grass (FMBG) development, improvements to the West Tributary Channel (RWT204 & RWT210) are proposed. Approximately 3,100 LF of reach length will be improved including 11 full width grouted boulder drop structures. These reach improvements are specified in the EPC adopted Falcon Drainage Basin Planning Study (Falcon DBPS).

El Paso County provides guidance for drainage basin fees and procedures in the following criteria manuals.

- Drainage Criteria Manual Volume 1, Section I – Drainage Policies, Criteria and Finance, Chapter 3. Drainage Basin Fees, Procedures and Layout
- Engineering Criteria Manual, Appendix L – Drainage Criteria Manual 1 Addendum

The revised fee addendum (Appendix L) is intended to supplement Chapter 3 in the Drainage Criteria Manual. Many of the items outlined in Chapter 3 remain applicable to the basin fee calculation process. If a discrepancy exists between the addendum and the original Chapter 3, the addendum shall apply.

The following is an excerpt from the ECM Appendix L, 3.10.5a Reimbursement of Land and Construction Costs of Other Regional Facilities.

The current system gives credits to developers for building projects that are listed in the DBPSs. A developer is reimbursed for these credits after the construction is complete and accepted by the County, and when there are sufficient basin funds. Alternatively, credits may be used to reduce the fees for subsequent developments in the same basin.

Because the reach improvements for RWT204 & RWT210 are listed in the Falcon DBPS, the developer is to be reimbursed or given credits to offset drainage and bridge fees.

Challenger Communities, LLC requests to use credits received from the reach improvements as detailed in CDR2114 to offset drainage and bridge fees required for FMBG Filing Nos. 3 and 4 (SF2216 & SF2223).



Drainage & bridge fees were offset for previous bent grass filings (SF1914, SF2120, SF2134). The credits used to offset these fees were from proposed improvements as part of Bent Grass Residential Filing No. 2. These improvements included rerouting RWT202, box culvert & riprap improvements for Bent Grass Meadows Drive drainage crossing, and Pond WU. Some credits are still available for offsetting subsequent developments. However, it is the intention of Challenger Communities, LLC to only use the credits from CDR2114 for offsetting FMBG Filing Nos. 3 and 4 drainage fees, the bridge fees will continue to be offset from SF1914.

The following tables provide a summary of the available credits from CDR2114 & SF1914 and required fees for FMBG Filing Nos. 3 and 4 (SF2216 & SF2223).

Fees:

Project Name	Fee Type	Total Fee from Final Drainage Report
Falcon Meadows at Bent Grass Filing No. 3 (SF2216)	Drainage Fee	\$ 211,423.05
	Bridge Fee	\$ 29,045.34
Falcon Meadows at Bent Grass Filing No. 4 (SF2223)	Drainage Fee	\$ 126,881.12
	Bridge Fee	\$ 17,430.95

Credits:

Project Name	Fee Type	Remaining Collateral from FAE
Falcon Meadows Drainage Channel (2114)	Drainage Fee	\$ 1,558,171.10
	Bridge Fee	\$ -
Bent Grass Residential Filing No. 2 (SF1914)	Drainage Fee	\$ 87,048.05
	Bridge Fee	\$ 317,436.55

Remaining Credits (after offsetting FMBG F3 and F4 drainage and bridge fees):

Project Name	Fee Type	Remaining Collateral from FAE
Falcon Meadows Drainage Channel (2114)	Drainage Fee	\$ 1,219,866.93
	Bridge Fee	\$ -
Bent Grass Residential Filing No. 2 (SF1914)	Drainage Fee	\$ 87,048.05
	Bridge Fee	\$ 270,960.26

Conclusion:

The construction costs as part of CDR2114 and SF1914 are more than adequate to defer the Falcon Basin drainage and bridge fees for Falcon Meadows at Bent Grass Filing Nos. 3 & 4. Substantial leftover credits may be used for subsequent development or reimbursed by following the procedures outlined in the El Paso County DCM and ECM.

Sincerely,

GALLOWAY

Brady Shyrock, PE
 Civil Engineering Project Manager
 Email: BradyShyrock@GallowayUS.com



CC: CalebJohnson@GallowayUS.com, EGanaway@ChallengerHomes.com,