



ADDENDUM TO FINAL DRAINAGE REPORT

BENT GRASS RESIDENTIAL SUBDIVISION
FILING NO. 2
(SF-19-014)

El Paso County, Colorado

PREPARED FOR:
Challenger Homes
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

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

DATE:
June 2020

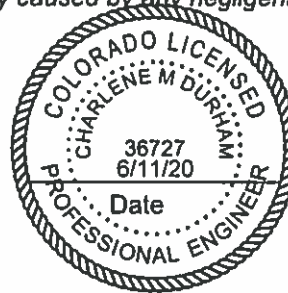


ENGINEER'S STATEMENT

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 County for drainage reports and said report is in conformity with the applicable 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.

Charlene Durham

Charlene Durham, PE 36727
For and on behalf of Galloway & Company, Inc.



DEVELOPER'S CERTIFICATION

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

By: 

Address: Challenger Homes
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

6/10/2020
Date

DEVELOPER'S CERTIFICATION

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

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

Conditions:

Approved

By: Elizabeth Nijkamp

Date: 06/11/2020

El Paso County Planning & Community Development



The following serves as an addendum to the approved Bent Grass Filing No. 2 Final Drainage Report. This addendum will address modifications to drainage and basin fees associated with the Bent Grass Residential Filing No. 2 project, as well as modifications to reimbursable items.

I. Drainage/Bridge Fees and Credits/Reimbursements

The approved Drainage Basin Planning Study (DBPS) for the Falcon Basin has a drainage fee of \$20,000 for Pond WU and a bridge fee of \$658,410 for the Pond WU inlet structure. Below is a table indicating how DBPS drainage and bridge fees increased since approval in 2013. That increase will be added to the original DBPS line items.

2013 Drainage Fee	\$23,217
2019 Drainage Fee	\$29,622
% Increase	27.6%
2013 Bridge Fee	\$3,189
2019 Bridge Fee	\$4,069
% Increase	27.6%

From the approved DBPS, the two items noted, which fall in the Bent Grass Filing No. 2 project area are:

- Pond WU South \$20,000 Drainage Fee
- Pond WU Inlet Improvements \$685,410 Bridge Fee (This item will be moved to drainage fees)

With the increases in Basin fees, the updated DPBS estimates would be:

- Pond WU South \$25,518 Drainage Fee
- Pond WU Inlet Improvements \$874,548 Drainage Fee (moved from Bridge Fee)

From the approved FDR, Drainage Fees due are \$694,635.90 and Bridge Fees are \$95,418.05.

The reimbursable portion of the Drainage Basin Fees are broken down as follows:

- Channel Improvements - \$28,726.00
- Pond WU Improvements (Does not include contingency) - \$341,949.50
- Riprap repair to Pond WU – listed as a bridge cost in the DBPS

This is a total reimbursable cost of \$370,675.50 per the approved FDR.

From the Financial Assurance Forms (FAE), there are 4 line items which correspond and make up the 2 items from the DBPS estimates. The 2 items not listed as part of the DBPS “structures” are the box culverts, as no road was shown during the approval process of the DBPS and there were no channel improvements associated with this stretch of the channel, leaving only riprap improvements and Pond WU improvements with associated DBPS costs. Below are those items and their associated costs from the FAE.

<u>ITEMS</u>	<u>FAE Cost</u>	<u>DBPS Cost</u>
• 2x16'x6' RCBC	\$480,000	\$0
• Channel Improvements-Channel Const & Grass lining	\$264,407	\$0
• Riprap Improvements-Riprap lining of Channel	\$635,264	\$25,518
• Pond WU-All Imp to Pond WU as shown in FDR	\$370,810	\$874,548

Due to the overall span of the boxes, they can be accounted for under the bridge fees. The remaining 3 items will be under drainage fees. From the FAE, total bridge costs are \$480,000 and drainage costs are \$1,270,481.

The total overall difference between the FAE estimate and calculated drainage and bridge fees are as follows:

Drainage Fee:

\$1,270,481 (FAE Estimate) - \$694,636 (Drainage Fee Due from FDR) = \$575,845 (Credit)

Bridge Fee:

\$480,000 (FAE Estimate) - \$95,418 (Bridge Fee Due from FDR) = \$384,582 (Credit)

These estimates are credits that will be primarily approved upon Drainage Board approval and finalized after actual construction costs are vetted, with final Board of County Commissioner approval by Resolution. Fees will not be required at the time of platting, as collateral has been posted to cover the estimated construction costs which are in excess of the drainage and bridge fees. If the developer defaults on construction of the improvements described herein, El Paso County will be able to call the collateral to complete the improvements.