



INNOVATIVE DESIGN. CLASSIC RESULTS.

**DRAINAGE BASIN REIMBURSABLE FACILITY RECONCILIATION – SAND CREEK  
DRAINAGE BASIN  
(DR261)  
FOR  
RETREAT AT TIMBERRIDGE FILING NO. 3  
EL PASO COUNTY, CO**

Prepared for:

Timberridge Development Group, LLC  
2138 Flying Horse Club Drive  
Colorado Springs, CO 80921  
(719) 592-9333

Prepared By:

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave. Suite 200  
Colorado Springs, CO 80903

(719) 785-0790

Job Number: 1185.30



November 24, 2025

El Paso County  
Department of Public Works  
2880 International Circle  
Colorado Springs, CO 80910

Attn: Gilbert LaForce, Deputy County Engineer

**RE: *Drainage Basin Reimbursable Facility Reconciliation Request for Timberridge Development Group, LLC  
Retreat at Timberridge Filing No. 3  
East of Vollmer Road along Arroya Lane (Sand Creek Drainage Basin),  
El Paso County, CO***

Dear Gilbert:

The purpose of this Sand Creek Drainage Basin Reimbursable Facility Reconciliation Request is to verify the Sand Creek Drainage Basin Reimbursable Facility Invoices from the Contractor for the construction of the Arroya Lane Box Culvert Crossing at Reach SC-9, Segment 171.

## **PROJECT DESCRIPTION**

The Retreat at Timberridge Filing No. 3 community is located in portions of the Section 21, 22, 27 and 28, Township 12 South, Range 65 West of the sixth Principal Median, within the County of El Paso, State of Colorado. The 100 -year drainage flow crossing of Arroya Lane at Sand Creek was constructed per the approved Construction Drawings and Drainage Board approval of the added reimbursable facilities associated with this crossing.

The recorded Retreat at Timberridge Filing No. 3 Plat consists of public roads and rural and urban residential lots.

The recorded plat is north of the Filing No. 2 Antelope Ravine Drive and Elk Antler Lane intersection, and south of Arroya Lane (the "Site") in El Paso County, Colorado.

As defined in Table VIII-4 "Sand Creek Drainage Basin Planning Study – Roadway Culvert Crossing Cost Estimate – Sand Creek Basins", the Arroya Lane Crossing was not reflected in the Sand Creek Drainage Basin Planning Study (DBPS) as a reimbursable cost due to the proposed DBPS 6'x12' concrete box culvert not being identified as a 100-year facility (only 10-year facility was proposed in the DBPS). As a 100-year conveyance drainage facility was required by El Paso County, the proposed double 6'x12' concrete box culvert was approved as a fully reimbursable expense by the Drainage Board at their 12/10/24 meeting.

The 100-year facility was constructed and this application provides the Contractor invoicing to confirm the costs associated with the construction versus prior approved anticipated costs.

## **DRAINAGE FEES AND REIMBURSABLE COSTS**

### **Reimbursable Costs**

The Sand Creek drainage improvements at the Arroya Lane Crossing of Sand Creek are fully approved, bid and constructed.

The Request is to confirm the bid costs associated with the Arroya Lane 100-Year Crossing with the actual construction costs (step 3 below):

The process is:

1. Drainage fee adjustment request application provided to El Paso County. - **Complete**
  - Request presented and approved at the Drainage Board - **Complete**
2. Reimbursable Facility constructed – **Complete**
3. Construction invoices submitted to El Paso County to confirm prior anticipated cost – In process
4. Request sent to El Paso County Board of County Commissioners – Pending application approval.

Please find attached the current Drainage-Fee Worksheet that covers all prior credit use activity.

## **PROPOSED EI PASO COUNTY BOARD OF COUNTY COMMISSIONERS MOTIONS**

Classic Consulting Engineers and Surveyors, LLC (CCES). (“Project Engineer”) and Timberridge Development Group, LLC (“Owner”) would like to present the following motion to the El Paso County Board of County Commission for review and recommendation for approval.

- Move to affirm the actual costs associated with the prior approved Reimbursable Anticipated Bid Costs.
  - If approved, the construction costs will be affirmed as credits for use by the Developer.
- Upon approval, the fee increase to be provided back to the City/Couty Drainage Board as an informational item.

## **CONCLUSION**

The bid costs used for the prior approved Drainage Basin Fee Adjustment are slightly less (\$762,886 (approved) versus \$743,460 (invoiced)), therefore, the total Available Reimbursement Credit is \$743,460. All pre-credits this facility represents have been used to offset adjacent plat recordations. See attached “Drainage fees and reimbursable costs” summary.

Sincerely,

Classic Consulting Engineers & Surveyors, LLC



Kyle R. Campbell, P.E.  
Owner

## DRAINAGE FEES AND REIMBURSABLE COSTS

\*Edits per 2026 Current Fees

### Reimbursable Costs

The Sand Creek drainage improvements at the Arroya Lane Crossing of Sand Creek are fully approved and bid.

The Request is to reflect the bid costs associated with the Arroya Lane 100-Year Crossing and increase the Drainage Basin Fee by the bid costs.

The process is:

1. Drainage fee adjustment request application provided to El Paso County.
  - o Request presented and approved at the Drainage Board
  - o Request sent to El Paso County Board of County Commissioners

The 2026 Sand Creek Drainage Fee is \$28,160 per impervious acre. The remaining unplatted area within the Sand Creek Drainage Basin as determined by El Paso County is 2,317 acres with a 40.4% average imperviousness.

The resultant 2026 Drainage Fees that could be collected is  $\$28,160 \times 2,317 \text{ Ac} (\times 40.4\% \text{ imp}) = \$26,359,675$  and by adding in the Arroya Lane Crossing costs from the Contractor bid of \$743,460, the resultant overall drainage costs are \$27,103,135 which results in a proposed drainage fee of \$28,954, an increase of \$794/impervious acre.

The increase in Drainage Basin Fee, if approved, would apply to the remaining El Paso County unplatted parcels within the Drainage Basin (2,317 acres).

**Table 3: Drainage Fee Increase Summary**

Remaining unplatted parcels in Sand Creek Basin	Area (ac)	Current 2026 Drainage Fee / Impervious Acre	Current Drainage Fee Total with 40.4% Imperviousness	100-Year Facility Cost (Arroya Lane Crossing)	Proposed Drainage Fee/Impervious Acre	Proposed Basin Fee Increase	Note
	2317	\$28,160	\$26,359,675	\$743,460	\$28,954	\$794	2.77% Increase

### PROPOSED EL PASO COUNTY BOARD OF COUNTY COMMISIONERS MOTIONS

Classic Consulting Engineers and Surveyors, LLC (CCES). (“Project Engineer”) and Timberridge Development Group, LLC (“Owner”) would like to present the following motion to the City of Colorado Springs/El Paso County Drainage Board for review and recommendation for approval.

- Move to revise the 2026 Sand Creek Drainage Basin Fee from \$28,160 to \$28,954, an increase of \$794 imperviousness per acre.

## Sterling Ranch Drainage/Surety Fees and Drainage Fee Worksheet

Drainage Fees offsets (deferrals) for regional drainage improvements established in SIA (reception No. , PCD File

EPC Proj #	Plat #	Plat Recordation Date	Resolution	Subdivision Name	DBPS Reimbursable Facility Cost per FDR	Perfected Credit Status	Drainage Fee Paid	Drainage Fee offset used	Notes	Pre-Credits	Note
SF 2015		6/3/2021	21-402	Reimbursable Estimate Channel Segment 159 & 164 (SRF2)					Sterling Ranch Filing 2	\$ 1,918,065.00	developr or district installation?
SF 2213		6/3/2021	RAA	Reimbursable Estimate Channel Segment 169 & 186 (HN F1)					Homestead North Filing 1	\$ 611,628.00	developr or district installation?
CDR 2004				Reimbursable Estimate Mainstem Segment 170, 187 & 163 (SC Plans)						\$ 7,910,175.90	Can't find where this Sand Creek Channel credit was established
										<b>\$ 10,439,868.90</b>	<b>Total Pre-credit</b>
SF1613	14151	5/30/2018	18-058	Sterling Ranch Filing 1	\$7,961,288.00	No		\$ (232,075.77)	Channel Pre-credit offset used prior to DB	\$ 10,207,793.13	
SF1724	14262	12/20/2018	18-474	Branding Iron at Sterling Ranch Filing 1	n/a	No		\$ (85,783.58)	Channel Pre-credit offset used prior to DB	\$ 10,122,009.55	Pre-credit addressed in HN#2 *
SF1725	14279	2/25/2019	18-475	Homestead at Sterling Ranch Filing 1	n/a	No		\$ (133,756.97)	Channel Pre-credit offset used prior to DB	\$ 9,988,252.58	Pre-credit addressed in HN#2 *
SF194	14621	11/12/2020	20-156	Homestead at Sterling Ranch Filing 2		n/a		\$ (258,392.36)	Pre-credit offset not allowed		
SF1918	14654	12/1/2020	20-212	Branding Iron at Sterling Ranch Filing 2		n/a		\$ (189,531.25)	SR SIA \$1k/lot - no Pre-credit allowed	\$ 9,988,252.58	Drainage Fee pre-credit balance - \$451,616.32 used)
SF 2015	14894	12/15/2021	21-402	Sterling Ranch Filing 2	\$1,918,065.00	No?		\$ (400,855.70)	Pre-credit offset used	\$ 1,517,209.30	21-402 Credit Balance
SF 2132	14995	8/2/2022	RAA - 222087110	Sterling Ranch Filing 3	n/a			\$ (214,430.37)	What happened to \$900k already used?	\$ 1,302,778.93	21-402 Credit Balance
SF2213	15150	5/19/2023	RAA - 222146148	Homestead North Filing 1	\$611,628.00	No?		\$ (541,255.00)	60" Public Storm System	\$ 1,373,151.93	Credit Balance with RRA
SF2218	15218	11/3/2023	RAA - 222148335	Homestead North Filing 2	n/a			\$ (310,413.22)	Pre-credit offset used	\$ 843,198.16	* Where is SR #1? Offset includes BI#1 and HS#1
SF 2229	15243	12/20/2023	RAA - 223041868	Homestead North Filing 3	n/a			\$ (399,632.48)	Pre-credit offset used	\$ 443,565.68	
SF2316	?	6/28/2024	RAA - 223103469	Copper Chase	n/a			\$ (274,778.50)	Pre-credit offset used	\$ 168,787.18	
SF2325	15466	12/22/2024	24-390	Sterling Ranch Recycling Subd.	n/a			\$ (517,494.34)	"credits" used	\$ (348,707.16)	non-sand creek "credits" exhausted
SF2230			RAA - 223095323	Sterling Ranch Filing 4				\$ (576,864.11)			
SF241			RAA - 224034514	Sterling Ranch Filing 5				\$ (181,474.56)			
SF1909	14653	12/23/2020	20-274	Timberridge Filing 1	\$379,000.00	No		\$ (197,544.20)	SC-9 channel (collateralized offset fee)	\$ 181,455.80	Credit Balance after TR #1
SF12121	15015	9/16/2022	RAA - 222076210	Timberridge Filing 2	\$46,871.00	No		\$ (34,665.50)	Partial offset and cash	\$ -	All TR #1 and 2 Credits used
SF2241	15418	10/1/2024	23-420	Timberridge Filing 3	\$98,003.00	No		\$ (40,297.76)	Partial offset and cash	\$ -	All TR #3 Credits used
SF1827	15427	10/18/2024	24-272	Timberridge Filing 4	\$743,460.00	In Process		\$ (52,966.76)	Arroya Crossing Drainage Culvert	\$ 690,493.24	Post TR #4 Credit Balance (TR #3 credit perfection assumed)
SF2235	15459	12/12/2024	RAA - 223103470	Sterling Ranch East Filing 1	n/a	No		\$ (820,315.47)	Use non-main SC credits	\$ (129,822.23)	non-sand creek credits exhausted
SF2439	15552	7/23/2025	RAA - 225050067	Villages at Sterling Ranch	n/a			\$ (554,386.48)	Use non-main SC credits	\$ (684,208.71)	non-sand creek credits exhausted
SF2237			RAA - 223103468	Sterling Ranch East Filing 2				\$ (126,584.79)			
SF2428				Sterling Ranch East Filing 3				\$ (366,216.64)			
SF2236				Foursquare at Sterling Ranch East Filing 1 (Fil. 8)				\$ (366,468.20)	FDR not approved		
SF2430				Sterling Ranch East Filing 5				\$ (469,834.56)			
SF257				Retreat at PrairieRidge Filing No. 1				\$ (154,853.48)			
SF259				Retreat at PrairieRidge Filing No. 2				\$ (745,611.24)		\$ (1,429,819.95)	non-sand creek credits exhausted
SF2520				Retreat at PrairieRidge Filing No. 3				\$ (38,644.49)		\$ (1,468,464.44)	non-sand creek credits exhausted
SF2523				Retreat at PrairieRidge Filing No. 4				\$ (210,237.02)		\$ (1,678,701.46)	non-sand creek credits exhausted
<b>totals</b>								\$ (522,886.87)		\$ (8,298,807.73)	

N:118300/Reports/Copy of Sterling Ranch drainage fees and credits 2025

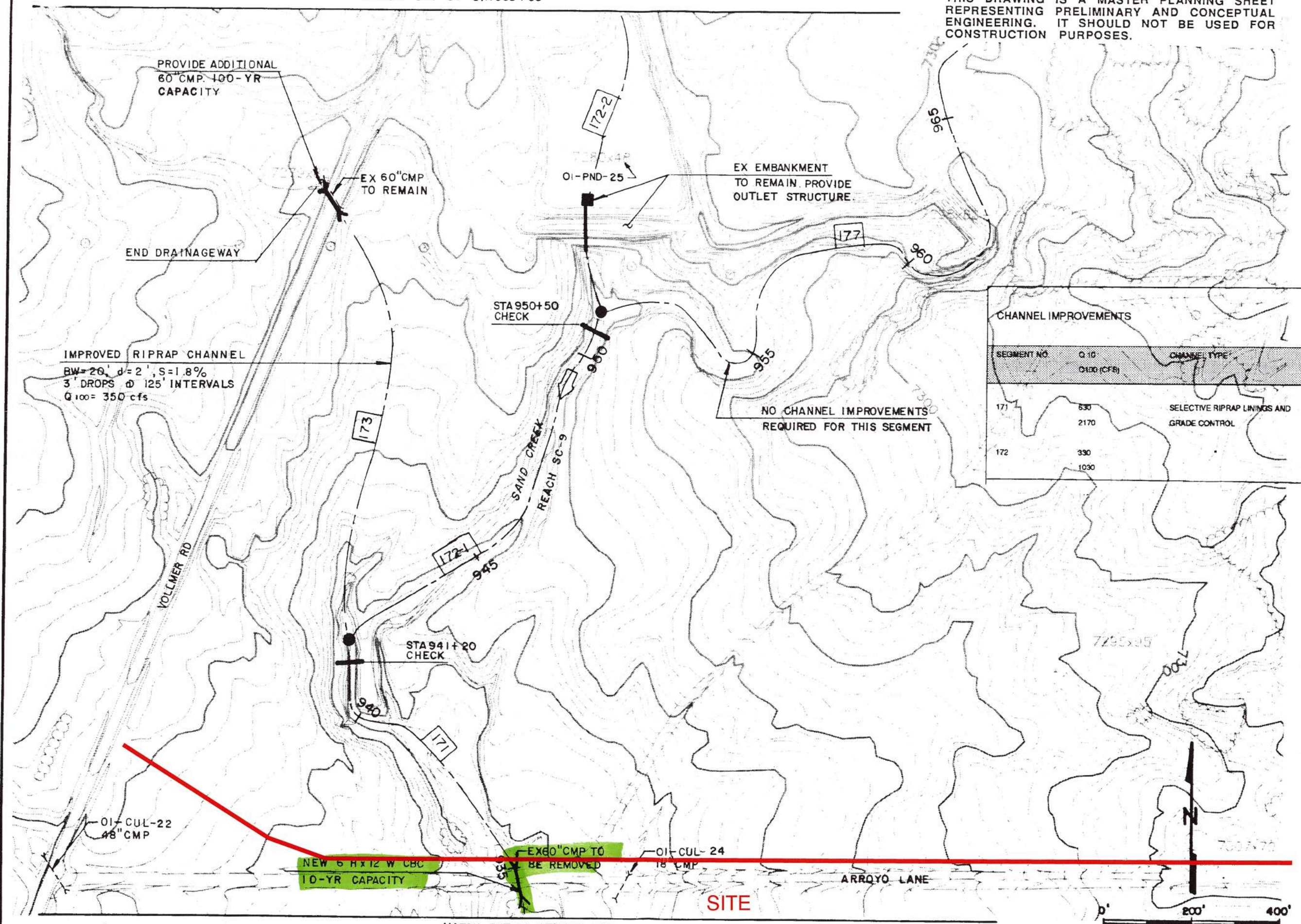
**100-YEAR ARROYA LANE  
CROSSING BID SUMMARY**

<b>Site Name:</b>	<b>TimberRidge Arroya Lane - Double Box Culvert (6'x12')</b>						
Job #:					Lots:	-	
By:	Adam Doyle	DU/AC:	-		Acres:	-	
Date:	September 30, 2024	CL:	-				
Revised:		Lots:	-				
<b>ESTIMATE</b>							
Item #	Item	Quantity	Units	Unit Price	Total Cost	Comments	
d1000	<b>PLANNING</b>	0	ls	\$ -	\$ -	N/A	
d3000	<b>ENGINEERING</b>	0	ls	\$ -	\$ -	N/A	
d4000	<b>SURVEYING</b>	0	ls	\$ -	\$ -	N/A	
d5000	<b>SOILS ENGINEERING</b>	0	ls	\$ -	\$ -	N/A	
d8000	<b>EXCAVATION</b>						
	Double Box Culvert Excavation	1	ls	\$ 59,700.00	\$ 59,700		
	Double Box Culvert Backfill	1	ls	\$ 150,302.40	\$ 150,302		
	Dewatering	1	ls	\$ 50,000.00	\$ 50,000		
	Misc. Earthwork	1	ls	\$ 25,000.00	\$ 25,000		
	<b>SUBTOTAL</b>				<b>\$ 285,002</b>		
d8500	<b>EROSION CONTROL / STORMWATER</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d9000	<b>SANITARY SEWER</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d10000	<b>WATER</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d11000	<b>GAS</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d12000	<b>ELECTRIC</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d13000	<b>COMMUNICATIONS</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d14000	<b>DRAINAGE CONSTRUCTION</b>						
	Mobilization	1	ea	\$ 20,000.00	\$ 20,000		
	Concrete Pump Truck	1	ea	\$ 15,000.00	\$ 15,000		
	Double 6'x12' Arch Culvert	65	lf	\$ 4,000.00	\$ 260,000		
	North Headwall & Wingwalls	1	ls	\$ 95,825.00	\$ 95,825		
	South Headwall & Wingwalls	1	ls	\$ 87,059.00	\$ 87,059		
	<b>SUBTOTAL</b>				<b>\$ 477,884</b>		
d15000	<b>CURB AND GUTTER</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d16000	<b>ASPHALT PAVING</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d17000	<b>SIDEWALK</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d18000	<b>FENCE</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d19000	<b>LANDSCAPING</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
d22000	<b>MISCELLANEOUS / WARRANTY</b>	0	ls	\$ -	\$ -	N/A	
d20000	<b>FEES</b>						
	<b>SUBTOTAL</b>				\$ -	N/A	
	<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 762,886</b>		
d24000	<b>CONTINGENCY</b>			0%	\$ -		
	<b>TOTAL ESTIMATED COST</b>				<b>\$ 762,886</b>		

Reimbursable Costs				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Double Box Culvert Excavation	1	ls	\$ 59,700.00	\$ 59,700
Double Box Culvert Backfill	1	ls	\$ 150,302.40	\$ 150,302
Dewatering	1	ls	\$ 50,000.00	\$ 50,000
Misc. Earthwork	1	ls	\$ 25,000.00	\$ 25,000
Mobilization	1	ea	\$ 20,000.00	\$ 20,000
Concrete Pump Truck	1	ea	\$ 15,000.00	\$ 15,000
Double 6'x12' Arch Culvert	65	lf	\$ 4,000.00	\$ 260,000
North Headwall & Wingwalls	1	ls	\$ 95,825.00	\$ 95,825
South Headwall & Wingwalls	1	ls	\$ 87,059.00	\$ 87,059
			Subtotal	\$ 762,886

## DBPS MAP

THIS DRAWING IS A MASTER PLANNING SHEET REPRESENTING PRELIMINARY AND CONCEPTUAL ENGINEERING. IT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

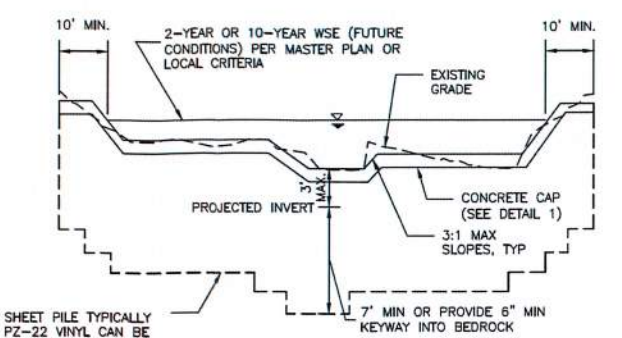
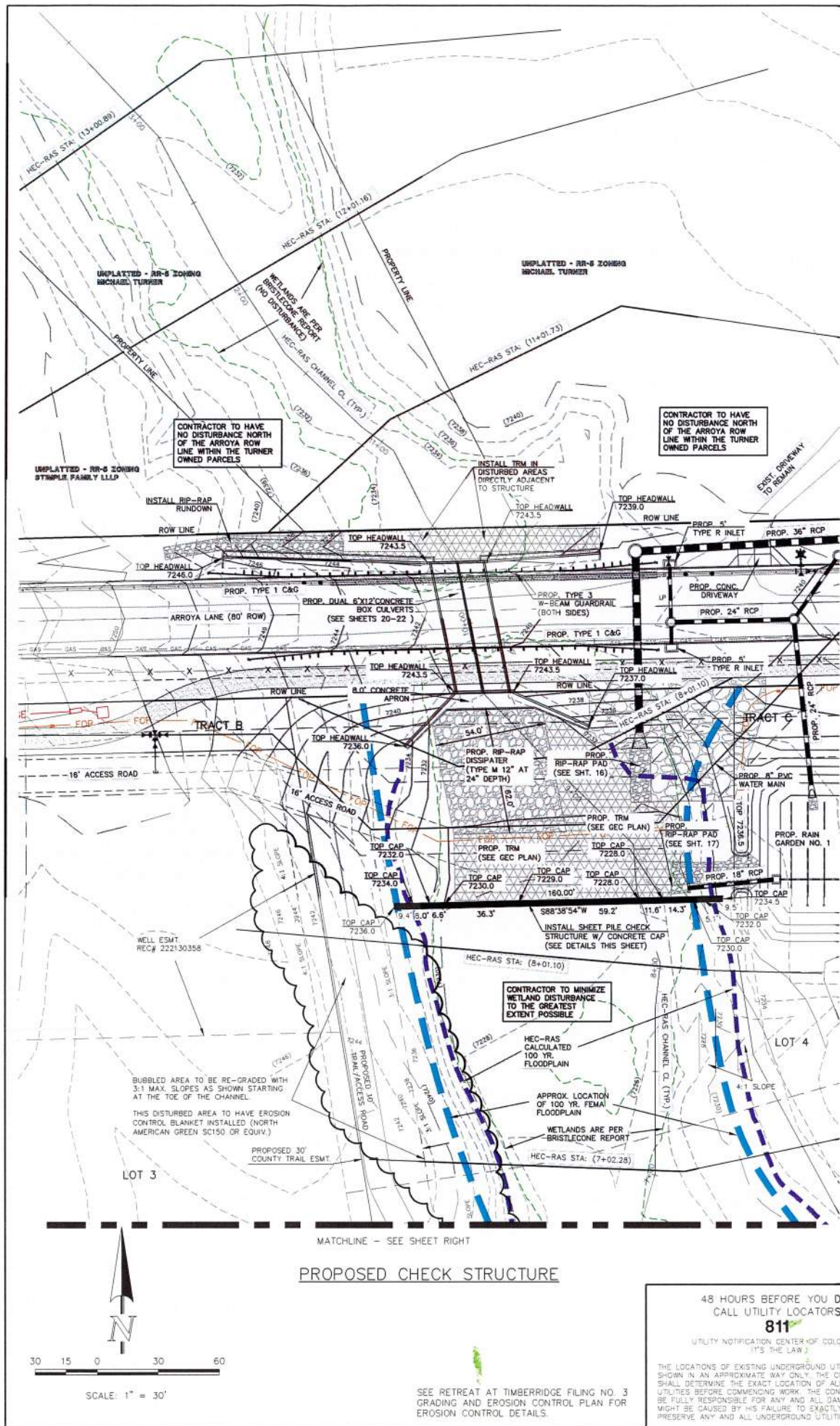


CHANNEL IMPROVEMENTS		
SEGMENT NO.	Q 10	CHANNEL TYPE
	Q100 (CF8)	
171	530	SELECTIVE RIPRAP LININGS AND GRADE CONTROL
	2170	
172	330	
	1030	

Kiowa Engineering Corporation  
 419 W. Bijou Street  
 Colorado Springs, Colorado  
 80905-1308

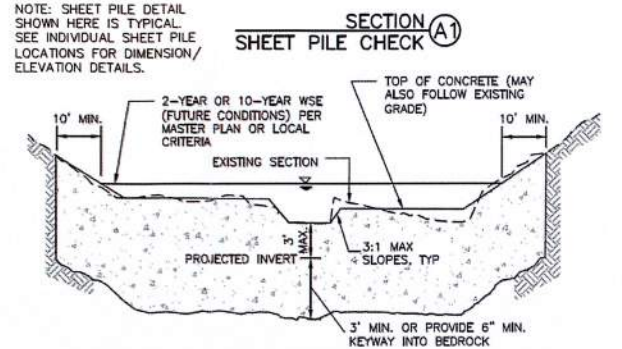
SAND CREEK DRAINAGE BASIN PLANNING STUDY  
 PRELIMINARY DESIGN PLANS

Project No	90-04-09
Date	9/92
Design	RNW
Drawn	EAK
Check	RNW
Revisions	



SHEET PILE TYPICALLY PZ-22 VINYL CAN BE USED IN SANDY SOILS AND WHERE THERE ARE NO ROCKS

NOTE: THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.



NOTES: 1. TRENCH IN UNDISTURBED SOIL FORM TOP 6" OF CHECK DO NOT OVER EXCAVATE TO FORM WALLS OR CONSTRUCT A FOOTING. 2. THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA. 3. VIBRATE CONCRETE INTO TRENCH.

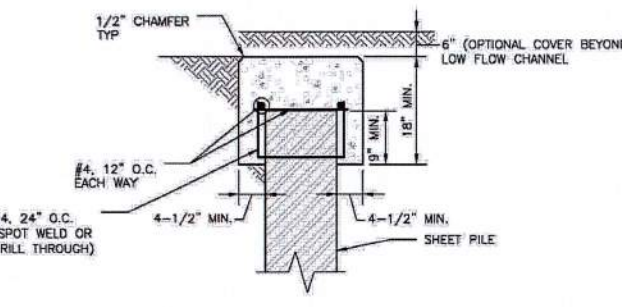
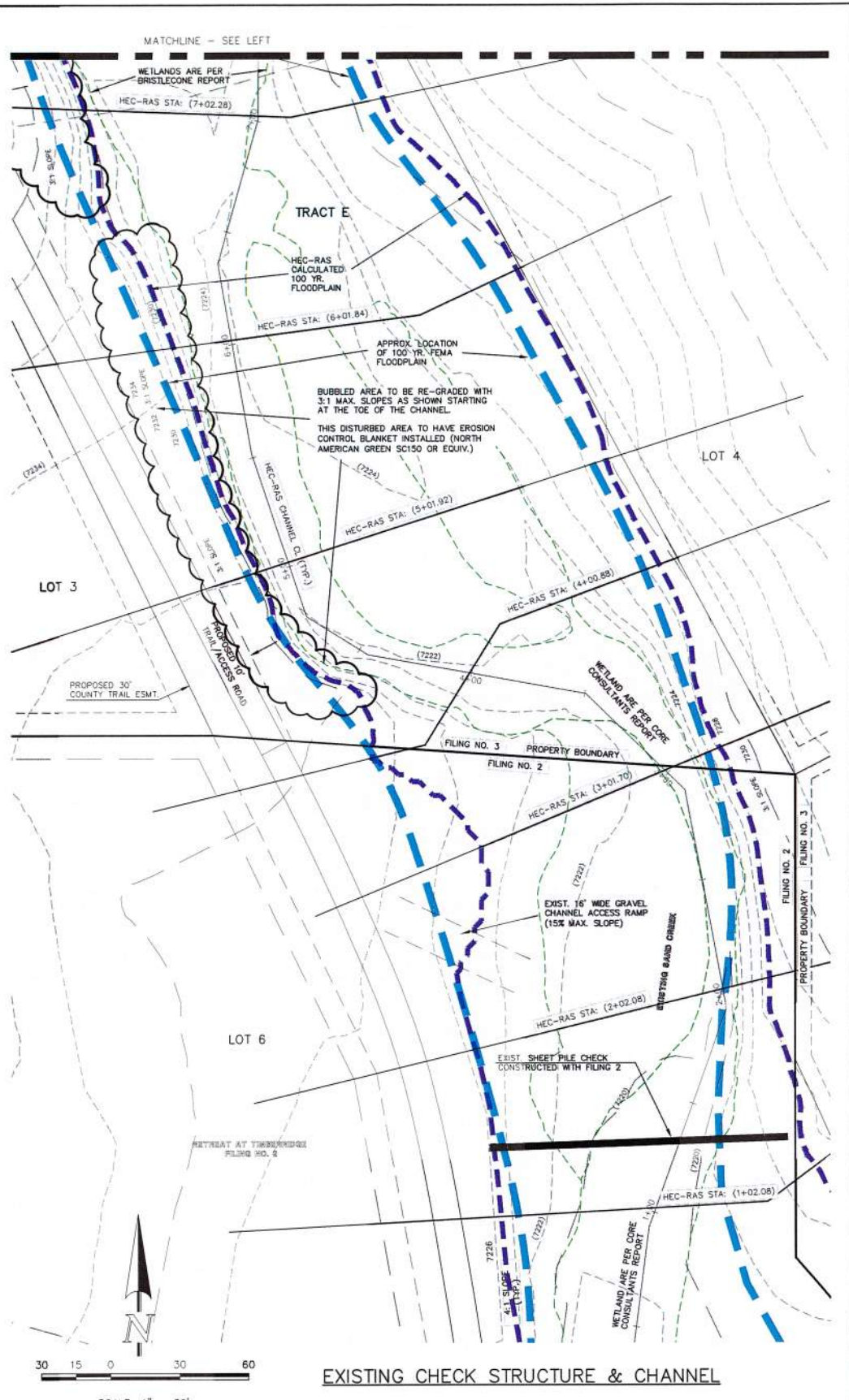


Figure 9-28. Check structure details (Part 3 of 3)



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS **811** UTILITY NOTIFICATION CENTER OF COLORADO (IT'S THE LAW)

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	9/22/23
2	REVISED PER COUNTY COMMENTS	10/31/23
3	REVISED PER ROADWAY ELEVATION CHANGE	1/26/24
4	REVISED PER COUNTY COMMENTS	4/18/24

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING AND REGISTERED SURVEYORS, LLC

MARC A. WHORTON, PROFESSIONAL ENGINEER #37155

5/15/2024

DATE

619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0790(Fax)

RETRAIT AT TIMBERIDGE FILING NO. 3 CONSTRUCTION PLANS CHECK STRUCTURE

DESIGNED BY MAW SCALE DATE 4-15-21

DRAWN BY MAW (H) 1" = 30' SHEET 19 OF 27

CHECKED BY (V) 1" = N/A JOB NO. 1185.30

CLASSIC CONSULTING

**CONSTRUCTION INVOICES AND SUMMARY**

<b>Site Name:</b>	TimberRidge Arroya Lane - Double Box Culvert (6'x12')			Lots:	-	
<b>Job #:</b>				Acres:	-	
<b>By:</b>	Adam Doyle	DU/AC:	-			
<b>Date:</b>	March 9, 2026	CL:	-			
<b>Revised:</b>		Lots:	-			
<b>ESTIMATE</b>						
Item #	Item	Quantity	Units	Unit Price	Total Cost	Comments
d1000	PLANNING	0	ls	\$ -	\$ -	N/A
d3000	ENGINEERING	0	ls	\$ -	\$ -	N/A
d4000	SURVEYING	0	ls	\$ -	\$ -	N/A
d5000	SOILS ENGINEERING	0	ls	\$ -	\$ -	N/A
d8000	<b>EXCAVATION</b>					
	Double Box Culvert Excavation	1	ls	\$ 59,700.00	\$ 59,700	
	Double Box Culvert Backfill	1	ls	\$ 150,302.40	\$ 150,302	
	Dewatering	1	ls	\$ 50,000.00	\$ 50,000	
	Misc. Earthwork	1	ls	\$ 25,000.00	\$ 25,000	
	<b>SUBTOTAL</b>				<b>\$ 285,002</b>	
d8500	<b>EROSION CONTROL / STORMWATER</b>					
	Silt Fence	0	lf	\$ 5.50	\$ -	
	Blanket	0	sf	\$ 2.50	\$ -	
	Inlet Protection	0	ea	\$ 1,500.00	\$ -	
	Waddle Socks	0	lf	\$ 2.75	\$ -	
	Erosion Berm	0	ls	\$ 5,000.00	\$ -	
	16' Access Road	0	lf	\$ 3.00	\$ -	
	Misc. Erosion Control / Maintenance	0	ls	\$ 1,200.00	\$ -	
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d9000	<b>SANITARY SEWER</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d10000	<b>WATER</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d11000	<b>GAS</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d12000	<b>ELECTRIC</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d13000	<b>COMMUNICATIONS</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d14000	<b>DRAINAGE CONSTRUCTION</b>					
	Mobilization	1	ea	\$ 20,000.00	\$ 20,000	
	Concrete Pump Truck	1	ea	\$ 15,000.00	\$ 15,000	
	Double 6'x12' Arch Culvert	65	lf	\$ 4,000.00	\$ 260,000	
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	<b>SUBTOTAL</b>				<b>\$ 477,884</b>	
d15000	<b>CURB AND GUTTER</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d16000	<b>ASPHALT PAVING</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d17000	<b>SIDEWALK</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d18000	<b>FENCE</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d19000	<b>LANDSCAPING</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
d22000	<b>MISCELLANEOUS / WARRANTY</b>	0	ls	\$ -	\$ -	N/A
d20000	<b>FEES</b>					
	<b>SUBTOTAL</b>				<b>\$ -</b>	N/A
	<b>CONSTRUCTION SUBTOTAL</b>				<b>\$ 762,886</b>	
d24000	<b>CONTINGENCY</b>			0%	\$ -	
	<b>TOTAL ESTIMATED COST</b>				<b>\$ 762,886</b>	

Reimbursable Costs Estimates (2024)				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
Double Box Culvert Excavation	1	ls	\$ 59,700.00	\$ 59,700
Double Box Culvert Backfill	1	ls	\$ 150,302.40	\$ 150,302
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Mobilization	1	ea	\$ 20,000.00	\$ 20,000
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Double 6'x12' Arch Culvert	65	lf	\$ 4,000.00	\$ 260,000
North Headwall & Wingwalls	1	ls	\$ 95,825.00	\$ 95,825
South Headwall & Wingwalls	1	ls	\$ 87,059.00	\$ 87,059
			<b>Subtotal</b>	<b>\$ 762,886</b>
Reimbursable Costs Actuals (2025)				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
PPC Construction Invoice 5061-1	1	ls	\$ -	\$ 40,434
PPC Construction Invoice 5061-4	1	ls	\$ -	\$ 345,353
PPC Construction Invoice 5061-6	1	ls	\$ -	\$ 130,259
JDS Invoice 3708	1	ls	\$ -	\$ 150,302
JDS Invoice 3644	1	ls	\$ -	\$ 47,262
JDS Invoice 3682	1	ls	\$ -	\$ 29,850
JDS Invoice	1	ls	\$ -	\$ -
			<b>Subtotal</b>	<b>\$ 743,460</b>

JDS Construction Services,  
 LLC  
 910 S Sierra Madre St  
 Colorado Springs, CO  
 80903  
 Dan@jdsconstructionserv  
 es.com



Job \_\_\_\_\_ Cat. \_\_\_\_\_ Amt. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Vendor *ajdsc*  
 Inv. # \_\_\_\_\_ Inv. Date \_\_\_\_\_  
 Check # \_\_\_\_\_ Check Date \_\_\_\_\_

# INVOICE

**BILL TO**

Arroya Crossing  
 Elite Properties of America, Inc.  
 2138 Flying Horse Club Drive  
 Colorado Springs, CO 80921  
 USA

**INVOICE #** 3644 - Aug  
**DATE** 08/23/2024  
**DUE DATE** 09/10/2024  
**TERMS** Net 30

**MANAGER**

Adam Doyle

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Bid Job:Site Setup - Bid Job</b> Mobilization and Project set up	1	2,650.00	2,650.00
	<b>Bid Job:Excavation</b> Excavate for Wing Walls and Culvert	0.50	59,700.00	29,850.00
	<b>Bid Job:Site Setup - Bid Job</b> Erosion control: site dewatering	1	14,762.00	14,762.00

Arroya Crossing

BALANCE DUE

**\$47,262.00**

*14198 208000 \$47,262.00  
 AJD 9/27/24*

We appreciate your business!

Terms of Payment:

1. Total amount due the 10th day of month following invoice date.
2. A 3% Convenience Fee will be added to all payments made by credit card. This fee will be due at the time of credit card payment and is non-refundable.
3. Finance charge of 1.50% per month (annual percentage rate of 18%) will be charged on past due invoices.

JDS Construction Services,  
 LLC  
 910 S Sierra Madre St  
 Colorado Springs, CO  
 80903  
 Dan@jdsconstructionservic  
 es.com



# INVOICE

**BILL TO**

Arroya Crossing  
 Elite Properties of America, Inc.  
 2138 Flying Horse Club Drive  
 Colorado Springs, CO 80921  
 USA

Job \_\_\_\_\_ Cat. \_\_\_\_\_ Amt. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Vendor *ajdsc*  
 Inv. # \_\_\_\_\_ Inv. Date \_\_\_\_\_  
 Check # \_\_\_\_\_ Check Date \_\_\_\_\_

INVOICE # 3682 - SEP  
 DATE 09/25/2024  
 DUE DATE 10/10/2024  
 TERMS Net 30

**MANAGER**  
 Adam Doyle

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Bid Job:Excavation</b>	0.50	59,700.00	29,850.00
	Excavate for Wing Walls and Culvert			

Arroya Crossing Improvements  
 Site Grading and Excavation  
 Structure: Excavate for Wing Walls and Culvert

BALANCE DUE **\$29,850.00**

*14198 208000 \$ 29,850.00  
 AJD 9/26/24*

We appreciate your business!  
 Terms of Payment:

- Total amount due the 10th day of month following invoice date.
- A 3% Convenience Fee will be added to all payments made by credit card. This fee will be due at the time of credit card payment and is non-refundable.
- Finance charge of 1.50% per month (annual percentage rate of 18%) will be charged on past due invoices.

JDS Construction Services,  
 LLC  
 910 S Sierra Madre St  
 Colorado Springs, CO  
 80903  
 Dan@jdsconstructionservic  
 es.com



# INVOICE

**BILL TO**

Elite Properties of America, Inc.  
 2138 Flying Horse Club Drive  
 Colorado Springs, CO 80921  
 USA

**INVOICE #** 3708  
**DATE** 10/25/2024  
**DUE DATE** 11/24/2024  
**TERMS** Net 30

**MANAGER**

Adam Doyle

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Bid Job:Excavation</b> Backfill of wing walls and culvert	1	150,302.40	150,302.40

Arroya Crossing Improvements  
 Site Grading and Excavation  
 Structure: Backfill of wing walls and culvert  
 Adam Doyle

**BALANCE DUE**

**\$150,302.40**

14198      209000      \$ 150,302.40

ASD      10/29/24

We appreciate your business!

Terms of Payment:

1. Total amount due the 10th day of month following invoice date.
2. A 3% Convenience Fee will be added to all payments made by credit card. This fee will be due at the time of credit card payment and is non-refundable.
3. Finance charge of 1.50% per month (annual percentage rate of 18%) will be charged on past due invoices.

PPC CONSTRUCTION Inc.

719-491-6040  
 cjppc@hotmail.com  
 7693 Amberly Drive  
 Colorado Springs, CO 80922

# Invoice

DATE	INVOICE #
7/23/2024	5061-1

<b>BILL TO</b>
Classic Communities 6385 Corporate Dr. Suite 200 Colorado Springs Colorado 80919

<b>Job</b>
Timber Ridge Arroya Crossing
Job _____ Cat. _____ Amt. _____

Vendor appcc  
 Inv. # \_\_\_\_\_ Inv. Date \_\_\_\_\_  
 Check # \_\_\_\_\_ Check Date \_\_\_\_\_

Description	Contract Amt	Est Qty	Est Rate	Prior Quantity	Prior Amount	Units This Period	Amount Due
-Up Stream Head Wall With Wings To Include 4500 PSI Concrete Grade 60 Non-Coated Rebar And Concrete Pump	143,737.00	1	143737.00	0		0.07027	13,478.00
-Down Stream Head Wall With Wings And 8' Apron To Include 4500 PSI Concrete Grade 60 Non-Coated Rebar And Concrete Pump	87,059.00	1	87059.00	0		0.11601	13,478.00
12' x 6' Double Box Culvert	250,250.00	65	3,850.00	0		3.50078	13,478.00
Concrete Pump Truck If Needed For CBC Will Not Be Billed If Not Used	5,000.00	1	5,000.00	0		0	0.00
Mobilization Fee	20,000.00	1	20000.00	0		0	0.00
***Unless Specified In Above Items, Estimate Excludes:							
Epoxy Rebar, Concrete Washout, Aprons, Surveying, Testing, Excavation, Backfill, Traffic & Pedestrian Control, Demolition, Dust Control, Shoring, Asphalt Repair, Dewatering, Winter Protection, Concrete Pumping, Saw Cutting, Import Or Export Of New Material,							

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

PPC CONSTRUCTION Inc.

719-491-6040  
 cjoppc@hotmail.com  
 7693 Amberly Drive  
 Colorado Springs, CO 80922

# Invoice

DATE	INVOICE #
7/23/2024	5061-1

<b>BILL TO</b>
Classic Communities 6385 Corporate Dr. Suite 200 Colorado Springs Colorado 80919

<b>Job</b>
Timber Ridge Arroya Crossing

Description	Contract Amt	Est Qty	Est Rate	Prior Quantity	Prior Amount	Units This Period	Amount Due
Joint Sealing, Water Proofing, Landscape Repair, Tree Root Mitigation, Irrigation Sleeves, Embeds, Anchor Bolts, Base Plates, Colored Concrete, Premium Flatwork Finishes. Overtime In Access Of 8 Hrs Per Man/ Per 5 Day Week, Cost Associated With "Acts Of God". If Concrete is thicker than Specified Amount a Charge Of \$.75/SF/inch will apply. Owner to pay for all fees and permits of all natures, repair for damaged private utilities, utility conflicts, design changes, Onsite soils are assumed suitable for backfill. Unless Negotiated Otherwise, All Information Contained In This Proposal Shall Be Incorporated Into, And Made Part Of, The Contract Documents. All Grades To Be +/- 1/10  ***This Is A Unit Price Bid, Quantities Are Estimated And To Be Billed And Paid For Per Actual Units installed in the field Finance Charge Of 2% Per Month (20% Annual) Will Be Added To All Accounts That Are Unpaid After 30							

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

PPC CONSTRUCTION Inc.

719-491-6040  
cjoppc@hotmail.com  
7693 Amberly Drive  
Colorado Springs, CO 80922

# Invoice

DATE	INVOICE #
7/23/2024	5061-1

<b>BILL TO</b>
Classic Communties 6385 Corporate Dr. Suite 200 Colorado Springs Colorado 80919

<b>Job</b>
Timber Ridge Arroya Crossing

Description	Contract Amt	Est Qty	Est Rate	Prior Quantity	Prior Amount	Units This Period	Amount Due
Days From Invoice Date. Cost (Including Attorney Fees) Estimate Good For 30 Days***							

<b>Total</b>	\$40,434.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$40,434.00

14198      £14000      \$ 40,434.00

AJD 7/29/24  
Page 3

PPC CONSTRUCTION Inc.

719-491-6040  
 cjoppc@hotmail.com  
 7693 Amberly Drive  
 Colorado Springs, CO 80922

# Invoice

DATE	INVOICE #
9/23/2024	5061-4

BILL TO
Classic Communties 6385 Corporate Dr. Suite 200 Colorado Springs Colorado 80919

Job
Timber Ridge Arroya Crossing

Job \_\_\_\_\_ Cat. \_\_\_\_\_ Amt. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Vendor appcc  
 Inv. # \_\_\_\_\_ Inv. Date \_\_\_\_\_  
 Check # \_\_\_\_\_ Check Date \_\_\_\_\_

Description	Contract Amt	Est Qty	Est Rate	Prior Quantity	Prior Amount	Units This Period	Amount Due
-Up Stream Head Wall With Wings To Include 4500 PSI Concrete Grade 60 Non-Coated Rebar And Concrete Pump	143,737.00	1	143737.00	0.07027	13,478.00	0.90623	0.00
-Down Stream Head Wall With Wings And 8' Apron To Include 4500 PSI Concrete Grade 60 Non-Coated Rebar And Concrete Pump	87,059.00	1	87059.00	0.11601	13,478.00	0.84519	73,581.00
12' x 6' Double Box Culvert	250,250.00	65	3,850.00	3.50078	13,478.00	61.49922	* 236,772.00
Concrete Pump Truck If Needed For CBC Will Not Be Billed If Not Used	5,000.00	1	5,000.00	0		3	15,000.00
Mobilization Fee	20,000.00	1	20000.00	0		1	20,000.00

<b>Total</b>	\$345,353.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$345,353.00

\* Box culvert cost only  
 (also see invoice  
 5061-1)

14198

114000

\$ 345,353.00

AJD 9/26/24

PPC CONSTRUCTION Inc.

719-491-6040  
 cjoppc@hotmail.com  
 7693 Amberly Drive  
 Colorado Springs, CO 80922

# Invoice

DATE	INVOICE #
10/24/2024	5061-6

<b>BILL TO</b>
Classic Communities 6385 Corporate Dr. Suite 200 Colorado Springs Colorado 80919

<b>Job</b>
Timber Ridge Arroya Crossing

Description	Contract Amt	Est Qty	Est Rate	Prior Quantity	Prior Amount	Units This Period	Amount Due
-Up Stream Head Wall With Wings To Include 4500 PSI Concrete Grade 60 Non-Coated Rebar And Concrete Pump	143,737.00	1	143737.00	0.07027	13,478.00	0.90623	130,259.00
-Down Stream Head Wall With Wings And 8' Apron To Include 4500 PSI Concrete Grade 60 Non-Coated Rebar And Concrete Pump	87,059.00	1	87059.00	0.9612	87,059.00	0	0.00
12' x 6' Double Box Culvert	250,250.00	65	3,850.00	65	250,250.00	0	0.00
Concrete Pump Truck If Needed For CBC Will Not Be Billed If Not Used	5,000.00	1	5,000.00	3	15,000.00	0	0.00
Mobilization Fee	20,000.00	1	20000.00	1	20,000.00	0	0.00

<b>Total</b>	\$130,259.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$130,259.00

14198      214000      \$ 130,259.00  
 AJS 10/29/24

CITY OF COLORADO SPRINGS/ EL PASO COUNTY  
DRAINAGE BOARD AGENDA  
December 10, 2024

The City of Colorado Springs/ El Paso County Drainage Board will hold the scheduled meeting at 2:00 PM on Tuesday, December 10, 2024, the location will be at **Pikes Peak Regional Department Building, 2880 International Circle Colorado Springs, CO 80910** ([2880 International Cir - Google Maps](#)) in the Regional Development Center's Hearing Room/Audio Visual Room (no food or drinks permitted).

*Drainage Board meetings are recorded (audio only).*

**Item 1:** Call to Order

**Item 2:** Approval of the October 8, 2024, Drainage Board minutes

**Item 3:** Old Business

- a) **Sand Creek Drainage Basin Reimbursable Drainage Improvements Requests associated with Gateway Subdivision Filing No. 23A and the Cottages at Woodmen Heights Project, and Sand Creek Drainage Basin Fee Increase Request**

Example motions:

I move to approve/disapprove a reimbursement of \$893,293.58 for the drop structure repair completed in Sand Creek in association with Gateway Subdivision Filing No. 23A.

I move to approve/disapprove a reimbursement of \$399,807.78 for the drop structure within Sand Creek associated with the Cottages at Woodmen Heights Project.

I move to approve/ disapprove a recommendation to the City Council to increase the Sand Creek Basin drainage fee from \$25,349 to \$26,171 per acre, an increase of \$822 per acre.

**Item 4:** New Business

- a) **Drainage Basin Fee Adjustment Request for Timberridge Development Group, LLC for Retreat at Timberridge Filing No. 3, East of Vollmer Road along Arroya Lane (Sand Creek Drainage Basin) (County)**

Example motions:

I move to approve/ disapprove amending the Sand Creek DBPS with the Arroya Lane box culvert identified as a reimbursable drainage item and update the Sand Creek drainage fee to include the cost of said item.

- b) **3<sup>rd</sup> Quarter City Finance Update**
- c) **Housekeeping**
- d) **Open Discussion**

**Item 5:** Adjournment

For the Stormwater Enterprise Manager

  
\_\_\_\_\_  
Stormwater Enterprise

## Department of Public Works

---

Engineering Division  
719-520-6460  
Chuck Brown Transportation Complex  
3275 Akers Drive  
Colorado Springs, CO 80922  
www.ElPasoCo.com

Board of County Commissioners  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

---

**To:** City/County Drainage Board

**From:** DPW Engineering Staff

**Date:** November 19, 2024

**Re:** Drainage Basin Fee Adjustment Request for Timberridge Development Group, LLC for Retreat at Timberridge Filing No. 3, East of Vollmer Road along Arroya Lane (Sand Creek Drainage Basin)

---

**ACTION REQUESTED:** This request is to update the board on the changes to the design of the Arroya Lane crossing from the recommendations identified within the Drainage Basin Planning Study (DBPS) and allow the culvert to be a reimbursable facility and revise the Sand Creek drainage basin fees by the associated costs of the structure.

**BACKGROUND:** Original Sand Creek DBPS was completed in 1996 by Kiowa Engineering. An updated DBPS was completed by Stantec in 2021, but it has not been adopted by El Paso County.

- The original 1996 DPBS had assumed that the Arroya Lane Crossing would only convey a 10-year flow with a 6' x 12' concrete box culvert (CBC).
- As the DBPS design was only for a 10-year conveyance, the CBC was not identified as a reimbursable structure.
- The Timberridge Filing No. 3 development designed the structure to convey the 100-year flow and was sized as a twin 6' x 12' CBC. As the structure was designed as a 100-year conveyance facility, the proposed structure should be allowed as a reimbursable cost item.
- Sand Creek Drainage Fees to be updated based on the construction costs of the Arroya Lane structure.

**RECOMMENDATION:** El Paso County and the applicant are requesting a determination from the City/County Drainage Board regarding the applicability of the Arroya Lane CBC structure as a reimbursable drainage structure.

El Paso County Department of Public Works would like to recommend that the applicant be allowed to proceed with amending the Sand Creek DBPS with the Arroya Lane box culvert identified as a reimbursable drainage item and update the Sand Creek drainage fee to cover the cost of said item.

**RECOMMENDED MOTION:**

I move to approve amending the Sand Creek DBPS with the Arroya Lane box culvert identified as a reimbursable drainage item and update the Sand Creek drainage fee to include the cost of said item.

**Attachment(s):**

- Attachment 1 - Request Letter by Classic Consulting Engineers & Surveyors, LLC
- Attachment 2 - Construction Drawing Excerpts
- Attachment 3 – Final Drainage Report Excerpts



Department of Public Works  
Engineering Division  
3275 Akers Drive  
Colorado Springs, CO 80922



INNOVATIVE DESIGN. CLASSIC RESULTS.

**DRAINAGE BASIN FEE ADJUSTMENT – SAND CREEK DRAINAGE BASIN  
FOR  
RETREAT AT TIMBERRIDGE FILING NO. 3  
EL PASO COUNTY, CO**

Prepared for:

Timberridge Development Group, LLC  
2138 Flying Horse Club Drive  
Colorado Springs, CO 80921  
(719) 592-9333

Prepared By:

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave. Suite 200  
Colorado Springs, CO 80903

(719) 785-0790

Job Number: 1185.30



September 23, 2024

**Revised November 20, 2024**

El Paso County  
Department of Public Works  
2880 International Circle  
Colorado Springs, CO 80910

Attn: Elizabeth Nijkamp, Deputy County Engineer

**RE: *Drainage Basin Fee Adjustment Request for Timberridge Development Group, LLC  
Retreat at Timberridge Filing No. 3  
East of Vollmer Road along Arroya Lane (Sand Creek Drainage Basin),  
El Paso County, CO***

Dear Elizabeth:

The purpose of this Sand Creek Drainage Basin Fee Adjustment Request is to increase the Sand Creek Drainage Basin Fee to reflect updated costs from Contractor bidding for the Arroya Lane Box Culvert Crossing at Reach SC-9, Segment 171.

## **PROJECT DESCRIPTION**

The Retreat at Timberridge Filing No. 3 Community is located in portions of the Section 21, 22, 27 and 28, Township 12 South, Range 65 West of the sixth Principal Median, within the County of El Paso, State of Colorado. The proposed 100-year drainage flow crossing of Arroya Lane at Sand Creek is what is triggering this request.

The proposed Retreat at Timberridge Filing No. 3 Plat consists of public roads and rural and urban residential lots.

The proposed plat is north of the Filing No. 2 Antelope Ravine Drive and Elk Antler Lane intersection, and south of Arroya Lane (the "Site") in El Paso County, Colorado.

As defined in Table VIII-4 "Sand Creek Drainage Basin Planning Study – Roadway Culvert Crossing Cost Estimate – Sand Creek Basins", the Arroya Lane Crossing is not reflected in the Sand Creek Drainage Basin Planning Study (DBPS) as a reimbursable cost due to the proposed DBPS 6'x12' concrete box culvert not being identified as a 100-year facility (only 10-year facility was proposed). As a 100-year conveyance drainage facility was required by El Paso County, the proposed double 6'x12' concrete box culvert is now being proposed as a fully reimbursable expense. As the facility was non-reimbursable, referencing the costs of DBPS proposed 10-year facility will not be analyzed. See attachments from DBPS attached to this request.

## DRAINAGE FEES AND REIMBURSABLE COSTS

\*Edits per 2026 Current Fees

### Reimbursable Costs

The Sand Creek drainage improvements at the Arroya Lane Crossing of Sand Creek are fully approved and bid.

The Request is to reflect the bid costs associated with the Arroya Lane 100-Year Crossing and increase the Drainage Basin Fee by the bid costs.

The process is:

1. Drainage fee adjustment request application provided to El Paso County.
  - Request presented and approved at the Drainage Board
  - Request sent to El Paso County Board of County Commissioners

The 2026 Sand Creek Drainage Fee is \$28,160 per impervious acre. The remaining unplatted area within the Sand Creek Drainage Basin as determined by El Paso County as 2,317 acres with a 40.4% average imperviousness.

The resultant 2026 Drainage Fees that could be collected is  $\$28,160 \times 2,317 \text{ Ac} (\times 40.4\% \text{ imp}) = \$26,359,675$  and by adding in the Arroya Lane Crossing costs from the Contractor bid of \$743,460, the resultant overall drainage costs are \$27,103,135 which results in a proposed drainage fee of \$28,954, an increase of \$794/impervious acre.

The increase in Drainage Basin Fee, if approved, would apply to the remaining El Paso County unplatted parcels within the Drainage Basin (2,317 acres).

**Table 3: Drainage Fee Increase Summary**

Remaining unplatted parcels in Sand Creek Basin	Area (ac)	Current 2026 Drainage Fee / Impervious Acre	Current Drainage Fee Total with 40.4% Imperviousness	100-Year Facility Cost (Arroya Lane Crossing)	Proposed Drainage Fee/Impervious Acre	Proposed Basin Fee Increase	Note
	2317	\$28,160	\$26,359,675	\$743,460	\$28,954	\$794	2.77% Increase

### PROPOSED EL PASO COUNTY BOARD OF COUNTY COMMISIONERS MOTIONS

Classic Consulting Engineers and Surveyors, LLC (CCES). ("Project Engineer") and Timberridge Development Group, LLC ("Owner") would like to present the following motion to the City of Colorado Springs/El Paso County Drainage Board for review and recommendation for approval.

- Move to revise the 2026 Sand Creek Drainage Basin Fee from \$28,160 to \$28,954, an increase of \$794 imperviousness per acre.

- If approved, this increase in the Drainage Basin Fee would apply to 2,573 acres (996 impervious acres) of remaining unplatted property within the Sand Creek Drainage Basin, as provided by El Paso County.

## **CONCLUSION**

This Drainage Basin Fee Adjustment Request amends the previously approved Sand Creek Drainage Fee to reflect the actual Sand Creek Crossing Costs at Arroya Lane and will cause an increase in the Drainage Basin Fee of \$766. Upon final construction completion, the total construction costs will be review and any adjustment warranted brought back to the drainage board for action.

Sincerely,

Classic Consulting Engineers & Surveyors, LLC

A handwritten signature in blue ink that reads "Kyle R. Campbell". The signature is written in a cursive, flowing style.

Kyle R. Campbell, P.E.  
Owner

## **DBPS COST / FACILITIES**

TABLE VIII-4: SAND CREEK DRAINAGE BASIN PLANNING STUDY  
ROADWAY CULVERT CROSSING COST ESTIMATE

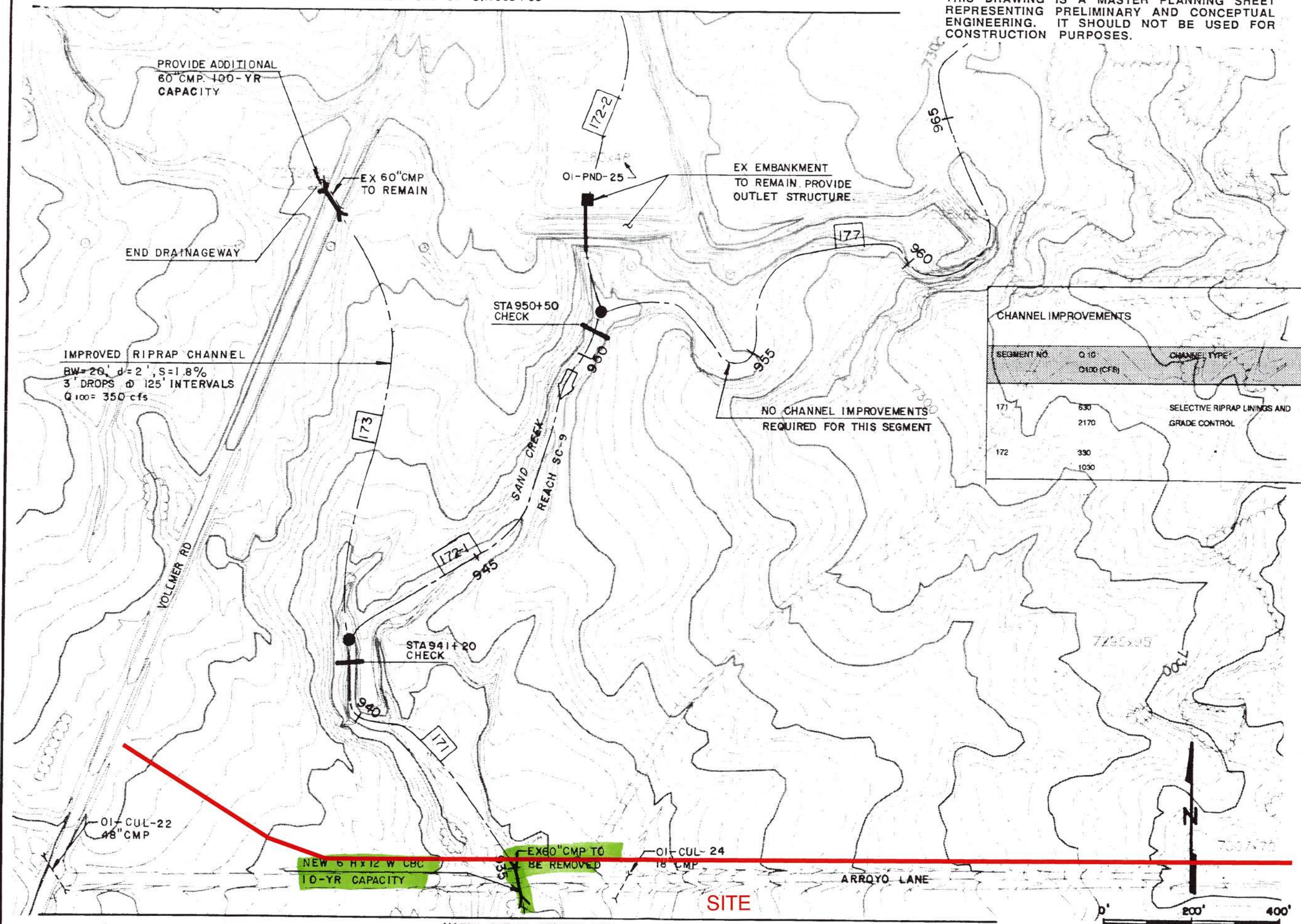
ROADWAY	REACH NUMBER	DRAINAGEWAY SEGMENT	CROSSING TYPE	LENGTH	UNIT	UNIT COST	TOTAL COST	TOTAL REIMBURSABLE COST
BANNING-LEWIS PRKW	SC-8	186	6'Hx10'W CBC	120	LF	\$390	\$46,800	\$46,800
ARROYO LANE	SC-9	171	6'Hx12'W CBC	80	LF	\$510	\$40,800	\$0
YOLLMER ROAD	SC-8	169	60-INCH CMP	80	LF	\$120	\$9,600	\$0
	SC-9	173		80	LF	\$120	\$9,600	\$0
BURGESS ROAD	SC-9	176	42-INCH CMP	80	LF	\$75	\$6,000	\$0
	SC-9	178	2-42-INCH CMP	80	LF	\$150	\$12,000	\$0
CENTER TRIBUTARY								
TERMINAL AVENUE	CT-2	144	4-5'Hx8'W CBC	60	LF	\$1,200	\$72,000	\$0
OMAHA BOULEVARD	CT-2	146-2	3-4'Hx9'W CBC	80	LF	\$900	\$72,000	\$0
WEST FORK SAND CREEK								
WOOTEN ROAD	WF-1	153	2-4'Hx6'W CBC	100	LF	\$480	\$48,000	\$0
EDISON AVENUE	WF-1	153	2-4'Hx6'W CBC	60	LF	\$240	\$14,400	\$0
PALMER PARK BLVD.	WF-1	154-2	2-4'Hx10'W CBC	80	LF	\$540	\$43,200	\$0
CHICAGO RIRR	WF-1	165-1	4'Hx8'W CBC	220	LF	\$270	\$59,400	\$0
HALF MOON DRIVE	WF-1	165-2	4'Hx6'W CBC	60	LF	\$240	\$14,400	\$0

TOTAL CULVERT CONSTRUCTION COSTS, SAND CREEK \$1,902,600 \$1,111,000

**100-YEAR ARROYA LANE  
CROSSING BID SUMMARY**

## DBPS MAP

THIS DRAWING IS A MASTER PLANNING SHEET REPRESENTING PRELIMINARY AND CONCEPTUAL ENGINEERING. IT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.



CHANNEL IMPROVEMENTS		
SEGMENT NO.	Q 10	CHANNEL TYPE
	Q100 (CF8)	
171	530	SELECTIVE RIPRAP LININGS AND GRADE CONTROL
	2170	
172	330	
	1030	

Kiowa Engineering Corporation  
 419 W. Bijou Street  
 Colorado Springs, Colorado  
 80905-1308

SAND CREEK DRAINAGE BASIN PLANNING STUDY  
 PRELIMINARY DESIGN PLANS

Project No	90-04-09
Date	9/92
Design	RNW
Drawn	EAK
Check	RNW
Revisions	

