



**DRAINAGE ANALYSIS
FOR
MONUMENT BRANCH DRAINAGE BASIN
CLOSED FEE BASIN**

**APRIL 2003
REVISED JULY 2003
REVISED MARCH 2010
REVISED AUGUST 2010**

PREPARED FOR:

**PULPIT ROCK INVESTMENTS, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919**

**NORTHGATE PROPERTIES, LLC
1295 KELLY JOHNSON BLVD, STE 230
COLORADO SPRINGS, CO 80920**

PREPARED BY:

**CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
6385 CORPORATE DRIVE, SUITE 101
COLORADO SPRINGS, CO 80919**

1071.56

**DRAINAGE ANALYSIS FOR
MONUMENT BRANCH DRAINAGE BASIN
CLOSED FEE BASIN**



DRAINAGE REPORT STATEMENT

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 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.



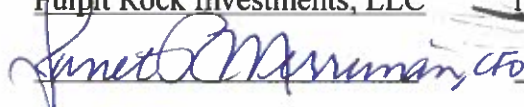
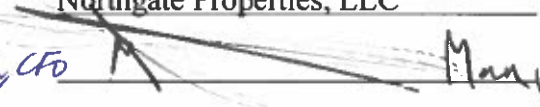
Kyle R. Campbell, Colorado P.E. #29794

7-28-10

Date

DEVELOPER'S STATEMENT:

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

Business Name:	<u>Pulpit Rock Investments, LLC</u>	<u>Northgate Properties, LLC</u>
By:	 CFO	 Manager
Title:	<u>CFO</u>	<u>MANAGER</u>
Address:	<u>6385 Corporate Drive, Suite 200</u>	<u>1295 Kelly Johnson Blvd., Suite 230</u>
	<u>Colorado Springs, CO 80919</u>	<u>Colorado Springs, CO 80920</u>

CITY OF COLORADO SPRINGS ONLY:

Filed in accordance with Section 7.7906 of the City of Colorado Springs, 2001. as amended.



City Engineer

July 29, 2010

Date

Conditions:

**DRAINAGE ANALYSIS FOR
MONUMENT BRANCH DRAINAGE BASIN
CLOSED FEE BASIN**



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**DRAINAGE ANALYSIS FOR
MONUMENT BRANCH DRAINAGE BASIN
CLOSED FEE BASIN**



PURPOSE

This document is the Drainage Analysis for the Monument Branch Drainage Basin – Closed Fee Basin. The purpose of this report is to examine the drainage basin and provide justification to make it a closed basin and disburse all previously collected drainage fees.

GENERAL DESCRIPTION

The Monument Drainage Basin is predominantly located west of Highway 83 south of Northgate Road and west of I-25 and the Air Force Academy. This basin is bounded to the north in the recently approved Smith Creek DBPS and to the south by the Middle Creek Drainage Basin.

The average soil condition reflects only Hydrologic Group “B” as determined by the “Soil Survey of El Paso County Area,” prepared by the Soil Conservation Service. Existing site characteristics are described in more detail in the existing DBPS.

EXISTING BASIN ANALYSIS

The Basin was previously studied in the “Monument Branch Drainage Basin Planning Study” by U.R.S. Corporation, dated 8/6/87. This report was completed prior to any appreciable development in the basin. This 1987 report will be used as the basis for the closed basin analysis. The existing DBPS identified the following information:

<u>Total Drainage Basin:</u>	2378 Acres
Area within County (prior to: Flying Horse Annexation)	1803 Acres
Area within City (Northgate):	575 Acres
<u>Areas Not Subject to Development:</u>	
Air Force Academy:	260 Acres
Existing Right-of-Way/Platted Area:	41 Acres
<u>Total Undeveloped Acreage:</u>	<u>2077 Acres</u>
5-Acre count lots only. Subject to first acre of fees:	191 Acres / 5 = 38 Acres
<u>Net Undeveloped Areas for fee calculation:</u>	<u>1924 Acres</u>



These acreages were used to generate the fees for the Monument Basin. The DBPS identified a variety of land uses for the basin including: business, office, commercial, and residential. The DBPS also identifies all major storm facilities that are considered reimbursable (48" and greater in size). The 1987 DBPS Fees were:

Drainage	\$3,737/Acre
Detention Land	\$ 181/Acre

PROPOSED CLOSED BASIN

The following is a review of the overall standings of the Monument Drainage Basin as it exists today. Attached in the Appendix of this report is an overall Basin Map that reflects currently platted properties within the Basin limits, and reflects the limits of the Basin boundaries. An extensive review of the properties platted to date, total platted acreage, drainage fees paid, and construction costs have been identified as part of this report.

Current Basin Area Summary

The majority of this basin is composed of two main development interests – Flying Horse (Pulpit Rock Investments, LLC) and Northgate Properties (Northgate Properties, LLC). Flying Horse represents 995 acres (51%) and Northgate represents 575 acres (30%) of the 1924 total Monument basin fee acreage, for a combined 82% ownership interest in the basin. The majority of the remaining basin is north of Old North Gate Road in El Paso County and is comprised of large lot residential. Approximately 243 acres of Northgate remain unplatted, with properties expected to be excluded as future CDOT right-of-way for Powers Expressway and the two City of Colorado Springs owned unplatted parcels near Voyager at The Classical Academy entrance. In Flying Horse, 541 acres remain unplatted to date, again with some area excluded for CDOT future right-of-way, as well as the existing golf course and the existing District 20 School.

Current Basin Fee Standings

Based upon current platting records, city drainage fee records, and existing approved drainage reports, CCES has analyzed the existing Drainage Basin fee status and has compared the results to documented reimbursable DBPS basin construction costs. The attached "Spreadsheet A" summarizes the status of the Monument Basin to date. A bottom line comparison of the total



fees for the properties platted to date versus total reimbursable improvements currently installed yields a combined overage of developer reimbursable costs of \$2,054,832.

While there are still properties undeveloped in the Monument Basin, the majority of the DBPS obligations have been installed. In Northgate, a portion of Northgate properties, the Mining Museum, and an unplatted Classical Academy property are the major undeveloped areas remaining there, while in Flying Horse, the commercial parcel at Highway 83 and some residential are all that remain. As previously stated, some of these areas may remain unplatted as a dedication for future CDOT right-of-way.

Per Spreadsheet "B" - within the unplatted areas, the DBPS indicates improvements that remain for Reach 4, Reach 5, Reach 9, and Reach 11 and 11a.

Reach 4 includes channel improvements required within the existing Mining Museum property, should development take place. Since a majority of the property will be consumed by future Powers Boulevard right-of-way, it is anticipated that all required analysis and improvements for Reach 4 will be accomplished with the Powers Boulevard extension.

Reach 5 is within property previously deeded to the city. Per existing topography and adjacent drainage patterns, developed drainage from Copper Ridge, Idyllwild or TCA is not tributary to the easterly portion of this reach. The City's acceptance of this area related to the Preble's Mouse mitigation as Open Space may preclude major drainage improvements from being installed by the city. Per a meeting between the City and regulatory agencies responsible for the environmental stewardship of this area, it was reported that some level of stabilization would be allowed. The natural section from Voyager Parkway to the existing sanitary sewer crossing at the City/TCA common parcel boundary is currently very stable in appearance with a majority of the upstream basin being developed. It is anticipated that additional upstream development may create instability and erosion potential. Therefore, as a part of the Copper Ridge or Powers Boulevard projects, this Reach will be analyzed and drainage facilities will be recommended to provide drainage corridor stability. Recommended improvements will be the installation responsibility of the Copper Ridge or Powers Boulevard project. At this time, the city has been



made aware of a portion of Reach 5 (at the CSU sewer main crossing) that is experiencing undercutting and degradation of the drainage corridor. The most significant area of concern is at the sewer crossing as the erosion appears to be migrating east up the channel into the sensitive mouse habitat area. This drainage reach had been initially contemplated to have several drop structures and channel stabilization measures installed, but due to potential disturbance limitations imposed by the mouse and the existing upstream channel stability, an alternative interim approach to treating this concern will be presented later in this report.

Reach 9 is located within existing Classical Academy property, and improvements would be required should development take place within the property (downstream of the existing campus). Due to the classification of a majority of this property as Prebles Jumping Mouse habitat, extensive developed is probably not feasible. During a recent site walk of the area downstream of the TCA and City drainage corridor confluence point, the area appeared to be re-establishing itself with vegetation and little sediment transfer was apparent. This area will also be analyzed, recommendations made, and constructed as a part of the Reach 5 Analysis and construction.

Lastly, **Reach 11 and 11a** includes channel improvements, a diversion structure, and a detention facility located within the Northgate Property associated with the Copper Ridge development area. These improvements will be required with any development in this area. All of the DBPS improvements remaining in the Copper Ridge reach would be the responsibility of the land developer if the request to close the Monument Basin is granted and the area is assumed to be non-reimbursable site development costs for this analysis. Public or private drainage infrastructure improvements equivalent to the recommendations in the DBPS will be installed to conform to previously approved outfall and release rates.

At this time, a few remaining parcels north of Northgate Road are undeveloped or unplatted, as indicated by the attached Basin Map. The remaining parcels and lots have existing single-family residences constructed on them, or had been previously platted in the county. If annexation or redevelopment of any of these parcels is proposed that would result in an increase in developed flows traveling south to Northgate Road, individual private detention facilities would be required



to maintain the existing level of flows quantified in the MDDP. With this level of development already taken place north of Northgate Road, and required drainage improvements under Northgate Road being previously installed based upon these conditions, a detention requirement for increasing density will effectively eliminate this area from the study acreage.

Basin Reimbursements

Based upon City records, there are a few platted properties who have filed Basin reimbursements for improvements constructed, or did not pay fees based on a request to offset the required fees against DBPS facilities obligations. Based upon current fee collections, it is anticipated that a majority of the refund will go to Northgate Properties. Based upon the collaborative effort between Northgate and Flying Horse, Pulpit Rock Investments, LLC will receive \$50,000 of the basin fund reimbursement amount of \$653,269.24 as agreed to by both parties, and Northgate will receive the balance.

Even though the responsibility for the current erosion problem at the sewer crossing is complex and less than clear, based upon a meeting in the field between the City, Northgate and Flying Horse representatives, it was determined that a responsible approach to this issue would be to apply a portion of the funds reimbursed to Northgate towards the construction of drainage corridors improvements at the sewer crossing location to mitigate future upstream erosion and to reduce downstream velocities to promote re-vegetation.

A significant final design effort, including field survey, will be required to prepare effective Construction Documents for these improvements. As this time, CCES has preliminarily evaluated the corridor based upon our recent experience with Black Squirrel Creek and Middle Creek Tributary drainage corridor stabilization design efforts. Due to the narrow drainage corridor width, sensitive mouse habitat concerns and the well established adjacent vegetation, the design goal is to install permanent improvements with as little grading and disturbance impacts as possible. The improvements would consist of:

- 1) A sloping rip-rap drop structure to reduce the upstream and downstream longitudinal channel slope.
- 2) Concrete cut-off wall at the upstream side of the sloping drop structure.



- 3) Re-grading of the upstream and downstream areas adjacent to the sloping drop structure and installation of any required side slope stabilization to transition back to existing conditions.

All of the work is proposed to primarily take place on the city's property upstream of the crossing, but some coordination with TCA is anticipated. Coordination with the USFWS is also contemplated. The channel design is proposed to be:

- 1) Per City of Colorado Springs design standards.
- 2) A public facility to be owned and maintained by the City.
- 3) Inspected by the City during construction.
- 4) Certified by a Professional Engineer and Geotechnical Engineer as to the installation and conformance with the design plans.
- 5) Accepted by the city upon completion, inspection and certification without any 2 year probationary warranty period.

Based upon our prior involvement with design similar to this, and access to recently bid projects, we would suggest that the following is a preliminary opinion of the costs associated with this effort:

1) Sloping Drop Structure	\$45,000
2) Cut-off Wall	\$10,000
3) Upstream/Downstream Improvements	\$19,000
4) Re-vegetation	\$8,000
5) Engineering Design w/ Survey	\$12,000
6) Geotechnical support	\$3,000
Total	\$97,000

The actual costs may vary dependent upon final design, and it is proposed that up to \$100,000 be used towards this interim effort (additional funds may be available from other sources). While the extent of USFWS coordination is unknown, it is anticipated that the City will assist in getting these improvements deemed an "emergency" to allow the construction to take place as soon as design is completed. By using the private reimbursed drainage fee funds, the design and construction could take place as soon as the basin is closed and the funds are released.

CONCLUSION

Based upon our review of the overall basin, the following are the reasons we feel that the basin should be approved as a closed basin:

1. Development of the majority of the Flying Horse and portions of the Northgate properties have resulted in the construction of major drainage facilities that meet or exceed the current basin fee obligations for the previous design intent.
2. All major reimbursable facilities have been approved and accepted by the City of Colorado Springs. All future public facilities (except as noted in this report) will continue to adhere to the City's approval and acceptance procedures.
3. The analysis of the various development areas (i.e, Flying Horse, Northgate, and adjacent areas) resulted in the finding that each area's ultimate fees are comparable to constructed and anticipated construction obligations.
4. With the AFA detention requirements (2,5,10,25,50,100), and stormwater quality requirements, the originally allocated detention costs and land areas are obsolete. The overall detention requirements in the DBPS are being adhered to conceptually, but the resultant constructed system has been modified to reflect advancements in current design practices and actual master plan land uses.
5. The adoption of the "prudent line" methodology in this basin has helped to significantly reduce overall construction costs which further brings the existing Flying Horse and Northgate Developments to a fee "equilibrium" condition (fees = construction costs).
6. The perimeter El Paso County areas are effectively built-out and any further development will require previously discussed on-site detention for those specific properties.
7. Both majority stakeholders in this basin are in agreement that closing the basin will eliminate administrative accounting by the City, while still requiring that the drainage infrastructure of future developments adhere to City design standards and criteria.
8. Both majority stakeholders agree that using a portion of the drainage fee reimbursement to remedy the downstream drainage corridor erosion, while not a requirement that falls under the responsibility of either party, is a fair use of some of the funds and reflects a willingness to assist the city in this matter.



Based upon this analysis and the justifications provided, we respectfully request your favorable consideration in this matter. Please do not hesitate to call if you have any questions.

PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

A handwritten signature in blue ink, appearing to read "Kyle R. Campbell", is written over the printed name.

Kyle R. Campbell, P.E.
Division Manager

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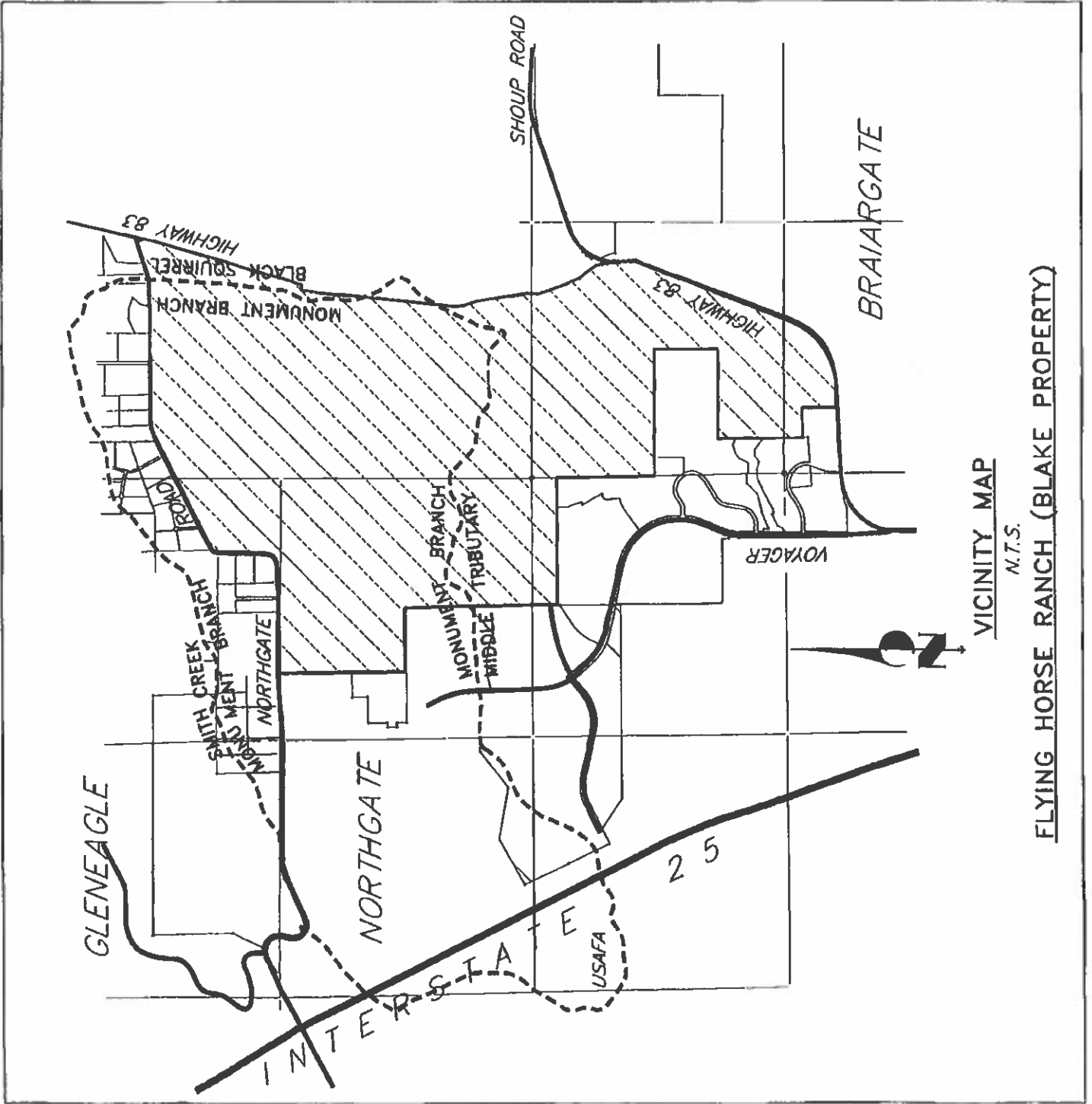
REFERENCES

1. "Monument Branch Modified Prudent Line Concept Preliminary Report", prepared by JR Engineering, dated April 25, 2000.
2. "Monument Branch Drainage Basin Planning Study", prepared by URS Corporation, dated April 13, 1987, revision date August 6, 1987.

APPENDIX



VICINITY MAP



VICINITY MAP

N.T.S.

FLYING HORSE RANCH (BLAKE PROPERTY)



DBPS FEE SUMMARY (1987)

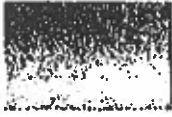


TABLE 9

NCMMENT BRANCH DRAINAGE BASIN
ESTIMATED CONCEPTUAL DESIGN IMPROVEMENT COSTS & FEES

* ENTITIES IDENTIFIED
W/ SPECIFIC BASIN
IMPROVEMENT
RESPONSIBILITIES

DESIGN POINT	REACH	DESIGN FLOW (cfs)	LENGTH (ft)	COMMENTS	PROPOSED IMPROVEMENT (w x d x l)	UNIT COST (\$)	ESTIMATED 1957 CONSTRUCTION COSTS			RES	
							DRAINAGE CONSTRUCTION COST (\$)	DRAINAGE LAND COST (\$)	BRIDGE COST (\$)		
-	①	997	4750	PART. LINED CHAN. DROP STRUCTURES	30" x 4.5' x 4750' PLC 16 DROPS	180.32 lf	8301,500 ✓		80	FH	
-	①A	363	1650	REINF. CONC. PIPE	54" dia. x 1650' RCP	148.80 lf	267,200 ✓			FH	
-	②	376	1900	REINF. CONC. PIPE	60" dia. x 1900' RCP	157.20 lf	245,500 ✓			FH	
-	③	1584	2850	PART. LINED CHAN. DROP STRUCTURES	50" x 4.5' x 2850' PLC 10 DROPS	79.12 lf	248,700 ✓			FH	
-	④	1290	280	POWERS BLVD. DETENTION FACILITY	11" x 10" x 280' CBC 39.9 AC-FT STORAGE	21,700 ea 8,213 af	237,000 ✓	184,240		FH	
-	⑤	1312	2900	PART. LINED CHAN. DROP STRUCTURES	40" x 4.5' x 2900' PLC 6 DROPS	80.48 lf 20,400 ea	233,400 ✓			FH, MM, NG	
-	⑥	1312	240	VOYAGER PKWY.	12" x 10" x 240' CBC	484.54 lf	122,400 ✓			FH, MM, NG	
-	⑦	1460	3300	PART. LINED CHAN. DROP STRUCTURES	50" x 4.5' x 3300' PLC 8 DROPS	81.36 lf 22,200 ea	114,300 ✓			NG, CC	
-	⑧	214	240	POWERS BLVD.	6" x 5" x 240' CBC	176.12 lf	248,500 ✓			FH	
-	⑨	1064	240	POWERS BLVD.	13" x 8" x 240' CBC	479.48 lf	42,300 ✓			FH	
-	⑩	777	2000	PART. LINED CHAN. DROP STRUCTURES	40" x 3.5' x 2000' PLC 16 DROPS	70.41 lf 14,000 ea	408,400 ✓			FH, NG	
-	⑪	442	2050	PART. LINED CHAN. DROP STRUCTURES	30" x 4.0' x 2050' PLC 5 DROPS	71.46 lf 12,400 ea	224,000 ✓			FH, NG	
-	⑫	777	160	VOYAGER PKWY.	10" x 8" x 160' CBC	372.77 lf	62,000 ✓			FH	
-	⑬	775	3100	DETENTION FACILITY	30.4 AC-FT STORAGE	8,257 af	59,600 ✓	64,504		NG, FH	
-	⑭	775	3100	PART. LINED CHAN. DROP STRUCTURES	30" x 4.0' x 3100' PLC 7 DROPS	76.84 lf 14,000 ea	238,200 ✓			CC, CC	
-	⑮	2279	900	PART. LINED CHAN. DROP STRUCTURES	40" x 5.0' x 900' PLC 5 DROPS	80.67 lf 32,000 ea	72,600 ✓			CC	
BA South	-	-	-	DETENTION FACILITY	5.0 AC-FT STORAGE	9,000 af	160,000 ✓	19,656		NG	
9	-	152	240	POWERS BLVD.	3" x 4" x 240' CBC	143.70 lf	45,000 ✓			NG	
-	10	656	1750	PART. LINED CHAN. DROP STRUCTURES	15" x 5.5' x 1750' PLC 0 DROPS	113.49 lf 0 ea	34,500 ✓			NG	
10	-	152	240	VOYAGER PKWY.	5" x 4" x 250' CBC	143.70 lf	198,600 ✓			NG	
10	-	-	-	DETENTION FACILITY	29.2 AC-FT STORAGE	8,254 af	36,500 ✓	81,432		NG	
10A	-	-	-	DETENTION FACILITY	3.9 AC-FT STORAGE	9,254 af	20,700 ✓	15,414		NG	
10B	-	-	-	DETENTION FACILITY	2.0 AC-FT STORAGE	10,350 af	165,400 ✓	8,424		NG	
-	11A	187	1750	PART. LINED CHAN. DROP STRUCTURES	5" x 4.5' x 1750' PLC 0 DROPS	96.51 lf 0 ea	216,690 ✓	74,412		NG	
11A	-	-	-	DETENTION FACILITY	29.9 AC-FT STORAGE	8,251 af	20,000 ✓			NG	
12A	-	-	-	DIVERSION STRUCTURE	60" x 36" mvr	20,000 ea	112,800 ✓			NG	
BASIN (B)	-	598	240	ASSUMED FUTURE ARTERIAL CROSSINGS	10" x 8" x 5" x 240' CBC	470.11 lf	20,300 ✓			FH	
BASIN (A)	-	184	130	REPL. EX. CULVERT @ NORTHGATE RD.	5' x 5' x 130' CBC	156.26 lf	22,900 ✓			FH	
BASIN (C)	-	239	130	REPL. EX. CULVERT @ NORTHGATE RD.	6' x 5' x 130' CBC	176.12 lf	22,900 ✓			FH	
BASIN (D)	-	228	130	REPL. EX. CULVERT @ NORTHGATE RD.	6' x 5' x 130' CBC	176.12 lf	18,100 ✓			FH	
BASIN (E)	-	114	150	REPL. EX. CULVERT @ NORTHGATE RD.	48" dia. x 150' RCP	139.20 lf	13,600 ✓			NG	
BASIN (F)	-	63	150	REPL. EX. CULVERT @ NORTHGATE RD.	36" dia. x 150' RCP	104.40 lf	16,200 ✓			NG	
BASIN (G)	-	86	150	REPL. EX. CULVERT @ NORTHGATE RD.	42" dia. x 150' RCP	124.80 lf				NG	
SUBTOTAL							86,172,990	8348,192	80		
TOTAL BASIN ACREAGE: 2370							CONSTRUCTION COSTS	86,172,990			
ASSESSED ACREAGE: 1924							CONSTRUCTION CONTINGENCY @ 5%	308,650		0	
							ENGINEERING FEES @ 10%	648,164		0	
							MASTER PLAN COST	60,000		0	
DETENTION LAND AREA COST/ACRE:							LAND COSTS		8348,192		
WITHIN CITY \$15,600											
WITHIN COUNTY \$15,600							GRAND TOTAL	\$7,189,803	8348,192	80	
FEE/ACRE (1924 ACRES)							63,737	4181	80		

* Land costs not included in const. contingency and eng. fees calculations.



SPREADSHEET "A"
PREVIOUSLY PLATTED ACREAGE SUMMARY

**SPREADSHEET A
MONUMENT BASIN DRAINAGE FEE BREAKDOWN**



BASIN TOTALS	TOTAL AC PLATTED	DRAINAGE FEE PER FDR	POND FEE PER FDR	FEES SUBTOTALS	REIMBURSABLE IMPROVEMENTS INSTALLED	PREVIOUS REIMBURSEMENT	IMPROVEMENTS INSTALLED IN EXCESS OF FEES	COMMENTS
Northgate	358.28	\$ 1,584,220.18	\$ 141,203.84	\$ 1,725,424.02	\$ 1,861,904.22	\$ 156,401.93	\$ (19,921.73)	Northgate and adjacent properties have incurred more improvement costs to date than the fees required. The major development remaining (Copper Ridge) will likely continue this trend.
Flying Horse	545.27	\$ 2,933,427.66	\$ 284,788.21	\$ 3,218,215.87	\$ 5,136,568.15	\$ -	\$ 1,918,352.28	Flying Horse has incurred more improvement costs to date than the fees required and all major reimburseable facilities have been constructed and accepted by the City.
TOTALS	903.55	\$ 4,517,647.84	\$ 425,992.05	\$ 4,943,639.89	\$ 6,998,472.37	\$ 156,401.93	\$ 1,898,430.55	Total reimbursable improvements costs in excess of fees to date by existing platted properties in the basin



SPREADSHEET "A" - MONUMENT BASIN DRAINAGE FEE BREAKDOWN

NORTHGATE PROPERTIES									
SUBDIVISION NAME	DATE PLAT RECORDED	FEE ACREAGE	DRAINAGE FEE	APPROVED DRAINAGE REIMBURSEMENT	REIMBURSABLE DRAINAGE FACILITY COST (PER FDR)	POND FEE	APPROVED POND REIMBURSEMENT	POND COST PER FDR	COMMENTS
Bella Springs Filing No. 1	9/7/2000	25.147	\$ 127,419.85		\$ 92,575.00	\$ 10,259.98			Drainage Fee = \$127,419.85 / Pond Fee = \$10,259.97 offset by \$92,575 channel improvements. Only Pond fees paid
Classical Academy at Northgate Sub	6/1/2008	34.495	\$ 183,547.90		\$ 292,740.22	\$ 14,522.40	\$ 54,899.95		includes 33.475 site + 1.02 acres Stout ROW, \$54,899.95 reimbursed, pond fees were paid
Grey Hawk @ Northgate #1	2/3/2006	59.451	\$ 377,454.40	\$ 23,324.89		\$ 36,066.75			Includes Spectrum Loop ROW @ 2.915 acres/ Filing No. 1 @ 56.536 acres
Kylwild Office Park No. 1	9/19/2006	8.530	\$ 52,075.85			\$ 4,358.83			fees paid
Middle Creek Manor #2	10/8/1999	24.080	\$ 12,582.84			\$ 995.84			fees paid
Northgate Campus No. 1	8/31/2000	30.780	\$ 155,982.26			\$ 12,558.24			Only pond fees paid. Per FDR "drainage basin fees offset by existing and future Reimbursements by Picolan"
Northgate Campus No. 2		1.170	\$ 8,253.18			\$ 1,035.45			fees paid
Northgate Campus No. 2a		-	\$ -			\$ -			replat
Northgate Estates No. 1	7/28/2008	22.300	\$ 141,583.00		\$ 43,357.00	\$ 13,538.00		\$ 46,770.00	\$43,357 pub. facilities+ \$46,770 pond land reimb. = \$90,127 credit against fees ... Should have paid \$64,982 per FDR does not match fee paid
Northgate Filings No. 5	1/30/2000								Should not be in Monument Basin
Northgate Auto Plaza Filing 1&2		10.390	\$ 73,291.00		\$ 536,310.00	\$ 9,603.00		\$ 539,278.00	drainage fees "credited from previous developments" Fees due totalled \$73,291 drainage and \$9,603 pond. Constr. costs for ponds include Grey Hawk pond, Northgate Plaza and Northgate Auto Plaza
Northgate Plaza	4/2/2007	14.380	\$ 91,299.00			\$ 8,728.66			drainage and pond fees credited from RT Logic "reimbursable credits" Fees paid \$26,299 drainage only, no pond fees paid
Northgate Plaza Filing No. 2		-	\$ -			\$ -			replat of Northgate Plaza - no fees
Oracle Campus #1	7/10/1999	0.980	\$ 4,540.80			\$ 355.20			fees paid
Panorama Pines Sub. No. 1	5/13/1998	30.250	\$ 20,825.00			\$ 920.00			fees not accounted for in city records
Progressive at Northgate No. 2	1/11/2005	1.465	\$ 8,517.51			\$ 714.46			Drainage fees = \$8517.51 / Pond Fee = \$713.46. Only pond fees paid - Drainage fees offset by "basin credits"
Progressive Northgate No. 3	10/2/2006	14.980	\$ 94,981.04			\$ 9,080.72			fees paid
Robinson Subdivision	8/12/1999	35.810	\$ 2,160.55						fees not accounted for in city records
RT Logic Subdivision No. 1	8/25/2005	9.999	\$ 61,043.89	\$ 61,043.89	\$ 65,000.00	\$ 5,109.49		\$ 44,244.00	\$ 65,000 Regional Dist. Facility w/ outlet structures installed. \$44,244 for 2005 park land reimbursement
Serenity Park at Northgate	10/5/2000	34.290	\$ 188,672.51	\$ 17,133.40	\$ 202,630.00	\$ 13,338.81			Drainage fee = \$188,672.51 / Pond Fee = \$13,338.81 offset by channel improvements @ \$202,630.00
Trill Ridge at Northgate #1	10/26/1999								Should not be in Monument Basin
Trill Ridge at Northgate #2	3/9/2000								Should not be in Monument Basin
Trill Ridge at Northgate #3	4/30/2000								Should not be in Monument Basin
??? Pl. No. 6	8/9/2000								do not know what subdivision this references
??? Pl. No. 7	8/9/2000								do not know what subdivision this references
		359.28	\$ 1,584,226.18	\$ 101,501.98	\$ 1,231,612.22	\$ 141,203.84	\$ 54,899.95	\$ 630,292.00	

NORTHGATE SUMMARY									
DRAINAGE/POND FEE OBLIGATIONS - REIMBURSEMENTS:				\$ 1,482,718.20		\$ 86,303.89			total fees per drainage report as required by acreage minus reimbursements paid out
REIMBURSABLE FACILITIES COSTS PER FDR:					\$ 454,109.94		\$ (434,188.21)		difference between fees required and facilities costs/reimbursements
NET BASIN COSTS (FACILITIES - POND):							\$ 19,921.73		total constructed facilities costs are less than Basin fees required

FLYING HORSE PROPERTIES

SUBDIVISION NAME	DATE PLAT RECORDED	FEE ACREAGE	DRAINAGE FEE	APPROVED DRAINAGE REIMBURSEMENT	REIMBURSABLE DRAINAGE FACILITY COST (PER FDR)	POND FEE	APPROVED POND REIMBURSEMENT	REIMBURSABLE POND COST PER FDR	COMMENTS
Flying Horse No. 9	12/9/2004	83.198	\$ 483,713.17			\$ 40,517.43			
Flying Horse No. 7	1/18/2005	63.456	\$ 387,398.88		\$ 115,000.00	\$ 32,426.02			
North Gate at Flying Horse No. 1	3/3/2005	25.212	\$ 153,919.26		\$ 2,480,435.00	\$ 12,883.33			ROW Only.
Hwy 83 Pump Station	3/25/2005	0.460	\$ 2,808.30			\$ 235.06			Utilities Pump Station
Flying Horse No. 31	10/21/2005	20.502	\$ 125,164.71			\$ 10,476.52			Commercial, Club House etc.
Flying Horse No. 1 West	2/9/2006	51.024	\$ 311,501.52		\$ 753,077.50	\$ 26,073.26			
Flying Horse No. 30A	5/19/2006	22.471	\$ 142,662.03			\$ 13,639.29			
Flying Horse Club Drive Filing No. 1	6/2/2006	10.243	\$ 65,032.81		\$ 1,431,589.00	\$ 6,217.50			ROW Only
Flying Horse No. 26	8/9/2006	72.903	\$ 462,861.15			\$ 44,252.12			
Flying Horse No. 12 Filing No. 1	1/29/2007	10.604	\$ 74,058.34		\$ 83,176.05	\$ 9,384.54			
Flying Horse No. 6/32 Filing No. 1	2/21/2007	76.786	\$ 536,273.42		\$ 273,280.60	\$ 67,985.61			
Flying Horse No. 30B	3/5/2007	15.014	\$ 95,323.89			\$ 9,113.50			
Flying Horse No. 31A	9/4/2007	-							Repeat of Flying Horse No.31
Flying Horse No. 12 Filing No. 2	9/7/2007	5.732	\$ 40,032.29			\$ 5,072.82			
Flying Horse No. 26A	3/19/2008	-							Repeat of Flying Horse No.26
Flying Horse No. 22 Filing No. 1	7/8/2008	5.449							
Flying Horse No. 25 Filing No. 1	12/23/2008	4.912	\$ 34,649.25			\$ 4,347.12			
Flying Horse No. 27		74.868							Site not planned to date (School Dist 20)
Flying Horse No. 25 Filing No. 3		2.434	\$ 18,028.54			\$ 2,154.09			
		545.268	\$ 2,933,427.66	\$ -	\$ 5,136,568.15	\$ 284,788.21	\$ -	\$ -	

FLYING HORSE SUMMARY

DRAINAGE/POND FEE OBLIGATIONS	\$ 2,933,427.66	\$ 284,788.21	total fees per drainage report - as required by acreage
REIMBURSABLE FACILITIES COSTS PER FDR	\$ 2,203,140.48	\$ (284,788.21)	difference between fees required and facilities costs (pond costs included in drainage report)
NET BASIN COSTS (FACILITIES - POND)		\$ 1,918,952.25	total constructed facilities costs in excess of Basin fees required - minus previous reimbursements

BASIN TOTALS	TOTAL AC PLATTED	DRAINAGE FEE	REIMBURSEMENTS	FACILITIES COSTS	POND FEE	REIMBURSEMENTS	POND COSTS
Northgate	358.28	\$ 1,584,220.18	\$ -	\$ 1,231,612.23	\$ 141,203.84	\$ -	\$ 630,292.00
Flying Horse	543.27	\$ 2,933,427.66	\$ -	\$ 5,136,568.15	\$ 284,788.21	\$ -	\$ -
TOTALS	901.55	\$ 4,517,647.84	\$ -	\$ 6,368,180.37	\$ 425,992.05	\$ -	\$ 630,292.00
DRAINAGE/POND FEE OBLIGATIONS - REIMBURSABLE FACILITIES:		\$ 4,517,647.84	\$ 425,992.05	total fees per drainage report - as required by acreage			
FACILITIES COSTS - DRAINAGE FEE:		\$ 1,850,532.53	\$ 204,299.95	difference between facilities costs and fees required. *Regional pond in drainage costs for Northgate @ Flying Horse No. 1			
NET BASIN COSTS (FACILITIES + POND)			\$ 1,806,430.55	total constructed facilities costs are in excess of Basin fees required - Flying Horse as planned to date			



SPREADSHEET "B"
REMAINING DBPS OBLIGATIONS

SPREADSHEET "B"
MONUMENT BASIN



Remaining Unplatted Properties				
AREA	ACREAGE	2010 DRAINAGE FEE	2010 POND	COMMENTS
NORTHGATE	157	\$ 1,162,899.00	\$ 138,945.00	EXCLUDES FUTURE POWERS ROW AND CITY OF COLORADO SPRINGS OWNED SITE (86 AC)
FLYING HORSE	272	\$ 2,014,704.00	\$ 240,720.00	EXCLUDES PARCEL 27 (D20 SCHOOL) AND EXISTING GOLF COURSE (272 AC)
		\$ 3,177,603.00	\$ 379,665.00	
			\$ 3,557,268.00	TOTAL BASIN FEES UNCOLLECTED

Remaining DBPS Obligations to be Constructed				
NORTHGATE	ITEM	1987 DBPS COST	2010 COST	COMMENT
Reach 11	Channel		<i>2010 costs inflated by 3% per yr at 23 years</i>	
	DP 10 CBC	\$ 34,500.00	\$ 68,088.73	
	DP 10A Pond	\$ 36,090.00	\$ 71,226.74	Copper Ridge site development (not included)
Reach 11a	Channel	\$ 165,400.00	\$ 326,431.21	Copper Ridge site development (not included)
	Diversion structure	\$ 20,000.00	\$ 39,471.73	
	DP 11A Pond	\$ 266,690.00	\$ 526,335.79	
Reach 4 (Mining Museum)	Channel	\$ 88,530.00	\$ 174,721.61	Drainage improvements required if Mining Museum property is platted
	Drops	\$ 46,430.00	\$ 91,633.62	
Reach 5	Channel	\$ 227,820.00	\$ 449,622.48	2800 If channel improvements in City property
	Drops	\$ 150,690.00	\$ 297,399.75	
	Channel	\$ 40,680.00	\$ 80,285.50	
	Drops	\$ 26,910.00	\$ 53,109.21	
Reach 9	Channel	\$ 72,600.00	\$ 143,282.38	in unplatted Classical Academy property downstream of existing campus
	Drops	\$ 160,000.00	\$ 315,773.84	
CURRENT		\$ 1,336,340.00	\$ 1,605,828.40	DBPS Improvements remaining in Northgate (excludes Copper Ridge)

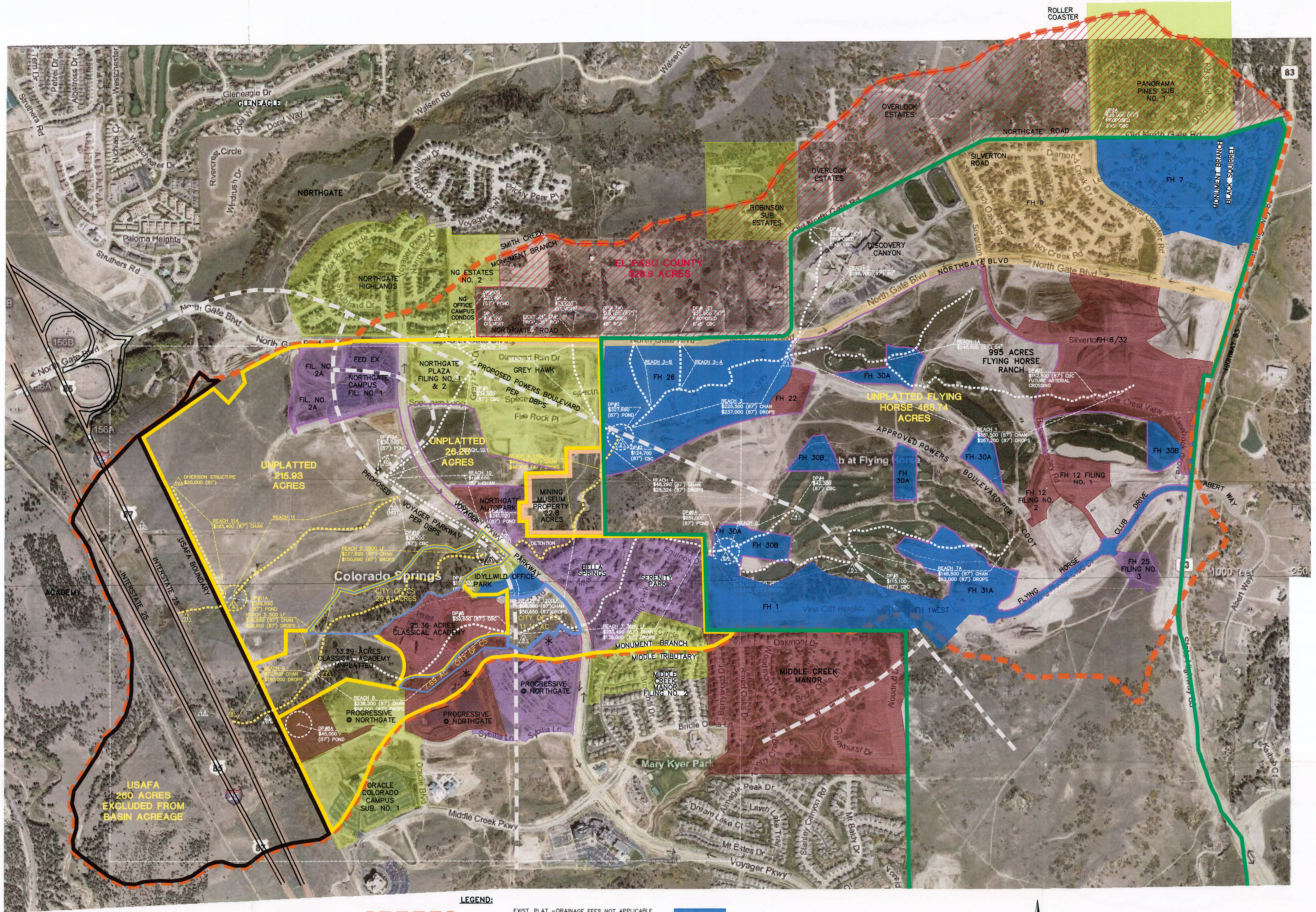
Monument Basin Fee Balances	CURRENT IMPROVEMENT COSTS IN EXCESS OF BASIN FEES	FEES DUE FOR UNPLATTED REMAINING AREAS (DRAINAGE & POND)	REIMBURSABLE COSTS REMAINING	SUBTOTALS IMPROVEMENTS IN EXCESS OF FEES
Northgate fee standings to date	\$ (19,921.73)	\$ 1,301,844.00	\$ 1,605,828.40	\$ 284,062.67
Flying Horse fee standings to date	\$ 1,918,352.28	\$ 2,255,424.00	\$ -	\$ (337,071.72)
				\$ (53,009.05)



BASIN MAP

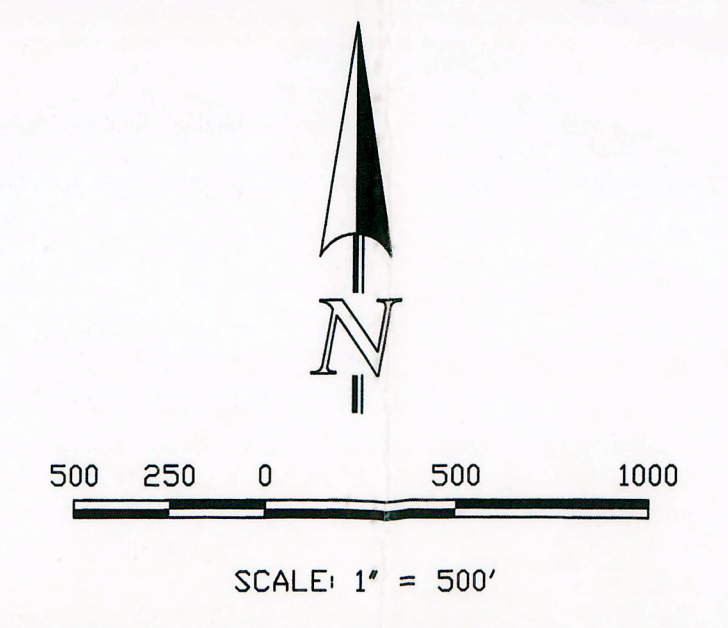
MONUMENT BRANCH

CLOSED BASIN EXHIBIT



LEGEND:

MDDP BOUNDARY		EXIST. PLAT - DRAINAGE FEES NOT APPLICABLE DUE TO INSTALLED/FUTURE INFRASTRUCTURE	
USAFA BOUNDARY		EXIST. PLAT - DRAINAGE/POND FEES OFFSET BY INSTALLED INFRASTRUCTURE	
NORTHGATE BOUNDARY		EXIST. PLAT - DRAINAGE/POND FEES PAID	
FLYING HORSE BOUNDARY		EXIST. PLAT - INSTALLED/FUTURE FACILITIES OFFSET DRAINAGE/POND FEES	
MINING MUSEUM BOUNDARY		EXIST. PLAT - CLOSED BASIN - NO FEES REQUIRED	
EXISTING DBPS OBLIGATIONS		EXIST. PLAT - DRAINAGE/POND FEES OFFSET BY FUTURE OBLIGATIONS	
REMAINING DBPS OBLIGATIONS			
CITY OF CS OWNERSHIP			



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(719) 785-0790
(719) 785-0799 (Fax)

MONUMENT BRANCH
CLOSED BASIN EXHIBIT
CLOSED BASIN DESIGN

DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	CMT	(H) 1" = 500'	03/19/10
CHECKED BY	(V) 1" = N/A	SHEET 1 OF 1	JWP

X:\107156\DRAWINGS\EXHIBITS\MONUMENT BRANCH CLOSED BASIN EXHIBIT.dwg, 4/13/2010 12:38:07 PM, csmaw, Arch E1 - 30 x 42 in., 1:1