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DRAINAGE REPORT

PIKES PEAK PARK EAST

R. KEITH HOOK & ASSOCIATES, INC.
2545 East Platte Place
Colorado Springs, Colorado 80909

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2545 East Platte Avenue
Colorado Springs, Colorado 80909

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Drawing No. x- 754



r. keith hook & associates, inc.

TEL. (303) 473-5653 • 2545 EAST PLATTE PLACE • COLORADO SPRINGS, COLORADO 80909

January 16, 1973

Mr. DeWitt Miller
Director of Public Works
City Hall
Colorado Springs, Colorado 80902

Dear Mr. Miller:

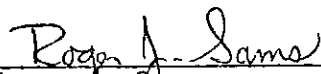
Transmitted herewith is the Drainage Report and Plan (Drawing No. X-754) for Pikes Peak Park East. This study was done to revise existing Master Drainage Plans of this area to conform with the approved preliminary plat for this area. This design is intended to show drainage structures dictated by the street alignments on these plats.

This area lies within the Sand Creek and Peterson Field Drainage Basins and reference is made to the drainage plans and reports for these basins.

If any questions arise concerning the enclosed information, please contact us at any time.

Sincerely yours,

R. KEITH HOOK & ASSOCIATES, INC.



Roger J. Sams
Design Engineer

RJS:cab

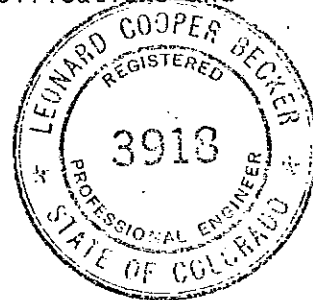
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

CERTIFICATIONS

I, Leonard C. Becker, A Registered Engineer in the State of Colorado, hereby certify that the attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. I further certify that said drainage report is in accordance with all City of Colorado Springs Ordinances and Specifications and criteria.

Leonard C Becker

Leonard C. Becker
Registered Engineer
State of Colorado No. 3918



The Developer and other Land Owner have read and will comply with all of the requirements specified in this drainage report as approved by the City Engineer.

DALE BELLAMAH LAND CO., INC.

BY: *[Signature]* DATED: 1-11-73
SWINGER PROPERTIES

BY: *[Signature]* DATED: 1-16-73
GENERAL PARTNER

APPROVED:

DEPARTMENT OF PUBLIC WORKS

SUBJECT TO DETAILED DRAINAGE PLANS & STRUCTURE DETAILS
BY: *[Signature]* DATED: 14 Feb 73

PIKES PEAK PARK EAST
MASTER DRAINAGE REPORT

LOCATION

The portion of Pikes Peak Park East discussed in this report is located in portions of Section 25 and 26, Township 14 South, Range 66 West of the 6th P.M. in the Southeastern part of Colorado Springs. This area is generally bounded by Academy Boulevard and Sand Creek on the West, Fountain Boulevard on the North, Powers Boulevard on the East, and Astrozon Boulevard on the South. As shown on the drainage plan, the multi-family areas, P.B.C. site, commercial, and future high school site are actually outside the boundaries of this development. However, these areas have been included in this study where they affect this development. Southborough No. 5, Pikes Peak Park No. 29 and No. 30 are not included in the area and cost estimate of this report.

Topography and proposed streets will divide this area into two major portions, the western part being within the Sand Creek Drainage Basin and the eastern part being within the Peterson Field Drainage Basin. The total area under detailed study contains approximately 332 acres.

GENERAL DESCRIPTION

Existing terrain in this area slopes smoothly to the South and Southwest with some steep grades and erosion evident in the vicinity of the Sand Creek Flood plain. The soil is primarily alluvial sand extending to depths of twenty feet. Sub-surface soils are sand and silty sands. In this natural state, infiltration rates are high. However, as development continues in this area, a large portion of the existing native grass cover will be replaced with sod, asphalt, and concrete, greatly reducing the infiltration.

While some extensive grading is proposed, the overall shape of the terrain will be maintained. All streets will be paved and constructed with City standard curbs. Cross pans will be used to contain the flow in the street system as shown on the Drainage Plan. There will be no extensive paved areas except adjacent to the school sites and in the multi-family areas at the intersection of Chelton Road and Astrozon Boulevard.

Excessive storm water will be collected by catch basins and curb openings and directed to storm sewers and open channels. These then flow to the outfall points shown. These outfall points are generally dictated by the sub-basin configurations delineated by the Sand Creek Drainage Basin Report of May 31, 1968, and the Peterson Field Drainage Basin Report as revised January 22, 1971. Existing structures in the area have necessitated some variation from the exact outfall points shown in the above reports.

DRAINAGE PATTERN AND FLOW

The surface runoff in this area of development has been derived using the Soil Conservation Service Synthetic Hydrograph Method. Peak flow has been calculated using a design storm having a return frequency of 50 years. For this locale, such a storm of one hour duration has an intensity of two inches per hour. The calculations for each basin and sub-basin are given in the following section of this report.

In a development of this type, drainage flow patterns and directions are largely dictated by street alignments. Due to the major basin division across the area, street grades and lot grading will be accomplished in such a manner as to preserve this major topographical feature as close to its natural state as possible. This will be necessary to conform to the current City of Colorado

Springs Drainage Ordinance and policy.

The area Northwest of Jet Wing Drive and Chelton Road drains directly into Sand Creek. The drainage facilities shown in this area collect excessive storm water in the streets and direct it to Sand Creek via pipe culverts and relatively small open channels. Chelton Road is classified as an arterial street, thus limiting runoff in the street to a maximum rate of 30 CFS. A 42 and 48 inch diameter storm sewer is shown in Chelton Road to contain the excess runoff from Jet Wing Drive and Chelton Road, and direct it to Sand Creek. This storm sewer will also carry a portion of the runoff from Zones G-3 and H, which lie Northeast of the intersection of Jet Wing Drive and Chelton Road. Curb openings in the structure at Sand Creek and Chelton Road are proposed to remove the runoff from the street at that point.

In this particular analysis, it is stipulated that no runoff from Zone B or the northern portion of D-1 be allowed to flow into this development. It is expected that these areas will be "high runoff producing" areas and that storm water can easily be directed to Sand Creek along the northerly boundary of this area under study.

Zones Southeast of Jet Wing Drive and Chelton Road are generally directed to an outfall point at the Southwest corner of this development. Inlets and storm sewer on Gatewood Drive and Chelton Road direct runoff to an existing storm sewer along the northern boundary of Pikes Peak Park Subdivision No. 29. The outfall point of this existing facility will be directed to an open channel in Pikes Peak Park No. 30 and then to Sand Creek.

The portion of this development which is located within the Peterson Field Drainage Basin receives a peak flow of approximately 227 CFS from areas to the

North of Fountain Boulevard. This flow will be received in a lined open channel and directed through this area as shown on the Drainage Plan. At the crossing at Barkman Drive, this channel will transition to a 72 inch diameter storm sewer or the equivalent to maintain the maximum usable land area. This conduit will then transition to the existing 9' x 3' box culvert at Chelton Road and Astrozon Boulevard. All street crossings along this channel will be constructed with curb openings to remove water from the street.

Storm sewers are also proposed to be utilized in Astrozon Boulevard and Fenton Road to remove excess storm water runoff from the streets. The storm sewer in Fenton Road and additional runoff from areas to the east will be directed to a natural outfall point West of the intersection of Astrozon Boulevard and Fenton Road.

Site grading will be used to direct the runoff from Zone W-5, the junior high school site, to two outfall points, one on Farnsworth Drive and one on Endicott Way. Runoff will be intercepted by catch basins on Farnsworth Drive and will flow in the street on Endicott Way.

It must be noted that, as a "Master Plan", this Drainage Report and Plan are meant to serve as an outline and guide as development progresses. Some changes in runoff direction and quantities and structure location and configuration can be expected as detailed design of the area proceeds.

COST ESTIMATE OF PROPOSED FACILITIES

The following section of this report gives an estimated cost of the proposed facilities within the boundaries of the development under study. Land within this area is under two different ownerships. Dale Bellamah Land Co., Inc.

controls all proposed housing areas, single family and multifamily within this development. Swinger Properties is the owner of the school and park sites as well as portions of some streets to be platted. The cost of facilities has been separated and allocated to each owner so that each will receive their correct share of drainage charges and credits.

Swinger Properties is requesting with the submittal of this Master Drainage Plan, that any drainage credits applicable to Swinger Properties in the Sand Creek and Peterson Field Drainage Basins within the Master Drainage Plan boundaries be applied to those presently unplanned areas bounded by Sand Creek, Fountain Boulevard, Powers Boulevard and Astrozon Boulevard.

Soil Conservation Service - USBR SYNTHETIC HYDROGRAPH CALCULATIONS

Calc. by _____

Date _____

Sheet 1 of 4

JOB NO.: 730033 PROJECT: Pikes Peak Park - East MASTER DRAINAGE

Basin	AREA			Length of Water Course	Elevation Difference	Time of Concentration (hrs)	Time to Peak Flow (hrs)	Direct Runoff Q, inches	Peak Runoff Rate Q _p , cfs	Remarks
	Sq. in.	Acres Prelim. Adjusted	Sq. Miles							
A		6.89	0.0108	1100	28	0.12	0.572	1.2	10.9	
B		6.59	0.0102	1300	34	0.13	0.578	1.2	10.2	
C		13.13	0.0205	1000	19	0.12	0.572	1.2	20.8	
D		31.27	0.0489	2600	50	0.24	0.644	1.2	44.1	
D-1		12.85	0.0200	1900	37	0.19	0.614	1.2	18.9	
D-2		3.03	0.0047	1000	14	0.14	0.583	1.2	4.7	
D-3		6.78	0.0105	1300	21	0.16	0.593	1.2	10.3	
D-4		3.95	0.0061	900	20	0.10	0.560	1.2	6.3	
D-5		4.39	0.0068	750	14	0.10	0.557	1.2	7.1	
D-6		1.47	0.0022	330	7	0.05	0.529	1.2	2.4	
D-7		2.01	0.0031	700	8	0.11	0.566	1.2	3.2	
D-8		5.50	0.0085	840	8	0.14	0.584	1.2	8.5	
D-9		4.98	0.0077	870	10	0.13	0.579	1.2	7.7	
D-10		5.28	0.0082	1000	12	0.15	0.587	1.2	8.1	
E		6.12	0.0095	1400	23	0.16	0.596	1.2	9.3	
F		10.93	0.0170	2000	34	0.21	0.623	1.2	15.8	
G		31.13	0.0468	2100	43	0.20	0.620	1.2	45.5	
G-1		14.64	0.0229	1400	28	0.15	0.590	1.2	22.5	
G-2		2.58	0.0040	750	9	0.12	0.572	1.2	4.1	

Soil Conservation Service - US BR SYNTHETIC HYDROGRAPH CALCULATIONS

Calc. by _____

Date _____

Sheet 2 of 4

JOB NO.: 730033

PROJECT: Pikes Peak Park - East MASTER DRAINAGE

Basin	AREA			Length of Water Course	Elevation Difference	Time of Concentration (hrs)	Time to Peak Flow (hrs)	Direct Runoff Q, inches	Peak Runoff Rate Q _p , cfs	Remarks
	Sq. in.	Acres Prelim. Adjusted	Sq. Miles							
G-3		13.91	0.0217	1600	34	0.16	0.596	1.2	21.2	
G-4		4.66	0.0072	800	23	0.09	0.552	1.2	7.6	
G-5		4.87	0.0076	720	20	0.08	0.547	1.2	8.1	
H		22.96	0.0359	1850	36	0.19	0.614	1.2	33.9	
I		28.09	0.0438	3100	64	0.25	0.650	1.2	39.2	
J		45.10	0.0705	2400	60	0.20	0.620	1.2	66.0	
K		14.16	0.0221	2500	46	0.24	0.644	1.2	20.0	
L		25.93	0.0405	1000	26	0.11	0.566	1.2	41.6	
L-1		14.12	0.0221	1000	26	0.11	0.566	1.2	22.6	
L-2		3.68	0.0058	750	28	0.08	0.545	1.2	8.8	
M		8.13	0.0127	1300	18	0.17	0.602	1.2	12.3	
N		17.67	0.0275	800	23	0.09	0.554	1.2	28.9	
N-1		2.40	0.0037	400	18	0.05	0.527	1.2	4.1	
N-2		2.40	0.0037	1100	25	0.12	0.572	1.2	3.8	
N-3		12.87	0.0201	800	23	0.09	0.554	1.2	21.1	
O		13.98	0.0217	1100	25	0.12	0.572	1.2	22.2	
O-1		2.35	0.0036	350	10	0.05	0.530	1.2	4.0	
O-2		11.63	0.0181	1100	25	0.12	0.572	1.2	18.5	
P		9.71	0.0151	1000	24	0.11	0.566	1.2	15.6	

Soil Conservation Service - USBR SYNTHETIC HYDROGRAPH CALCULATIONS

Calc. by _____

Date _____

Sheet 3 of 4

JOB NO.: 730033 PROJECT: Pikes Peak Park - East MASTER DRAINAGE

Basin	AREA			Length of Water Course	Elevation Difference	Time of Concentration (hrs)	Time to Peak Flow (hrs)	Direct Runoff Q, inches	Peak Runoff Rate Q _p , cfs	Remarks
	Sq. in.	Acres Prelim. Adjusted	Sq. Miles							
P-1		3.33	0.0052	650	17	0.08	0.546	1.2	5.5	
P-2		7.28	0.0113	1000	22	0.11	0.568	1.2	11.6	
P-3		6.18	0.0096	750	15	0.09	0.555	1.2	10.1	
Q		1.77	0.0028	250	4	0.05	0.528	1.2	3.0	
R		1.16	0.0018	200	4	0.05	0.528	1.2	2.0	
S		17.63	0.0275	1450	14	0.20	0.620	1.2	25.8	
T		9.84	0.0153	1000	9	0.16	0.596	1.2	15.0	
U		6.39	0.0099	1050	22	0.12	0.572	1.2	10.1	
V		3.64	0.0057	1300	20	0.16	0.596	1.4	6.5	
W		99.46	0.1554	3900	62	0.36	0.716	1.2	126.1	
W-1		5.30	0.0082	750	11	0.11	0.566	1.2	8.5	
W-2		11.47	0.0179	900	15	0.12	0.572	1.2	18.2	
W-3		3.81	0.0059	600	15	0.08	0.545	1.2	6.3	
W-4		6.88	0.0107	750	15	0.10	0.560	1.2	11.1	
W-5		25.57	0.0399	1550	31	0.16	0.596	1.2	38.9	
W-6		4.77	0.0074	750	13	0.10	0.560	1.2	7.7	
W-7		4.62	0.0072	750	5	0.15	0.590	1.2	7.1	
W-8		5.08	0.0079	1000	15	0.14	0.584	1.2	7.9	
W-9		8.88	0.0138	1200	19	0.15	0.590	1.2	13.7	

Soil Conservation Service - USBR SYNTHETIC HYDROGRAPH CALCULATIONS

Calc. by _____

Date _____

JOB NO.: 730033

PROJECT: Pikes Peak Park - East MASTER DRAINAGE

Sheet 4 of 4

Basin	AREA			Length of Water Course	Elevation Difference	Time of Concentration (hrs)	Time to Peak Flow (hrs)	Direct Runoff Q, inches	Peak Runoff Rate Q _p , cfs	Remarks
	Sq. in.	Acres Prelim. Adjusted	Sq. Miles							
W-10		6.05	0.0094	1050	16	0.14	0.584	1.2	9.4	
W-11		2.24	0.0035	700	11	0.10	0.560	1.2	3.6	
W-12		1.27	0.0019	400	7	0.06	0.536	1.2	2.2	
W-13		3.58	0.0056	600	8	0.10	0.560	1.2	5.8	
W-14		9.44	0.0147	750	13	0.10	0.560	1.2	15.3	
W-15		2.93	0.0045	550	9	0.09	0.551	1.2	4.8	
X		7.35	0.0115	1150	22	0.14	0.584	1.2	11.4	
X-1		2.14	0.0033	500	8	0.08	0.548	1.2	3.5	
X-2		5.21	0.0082	650	14	0.08	0.548	1.2	8.6	
Y		28.25	0.0440	2000	31	0.22	0.632	1.2	40.5	
Y-1		11.27	0.0176	1050	16	0.14	0.584	1.2	17.5	
Y-2		5.74	0.0089	1200	15	0.16	0.596	1.2	8.7	
Y-3		11.24	0.0175	850	11	0.13	0.578	1.2	17.6	
Z		67.54	0.1054	2600	41	0.26	0.656	1.2	93.4	
Z-1		18.89	0.0295	1400	25	0.16	0.596	1.2	28.8	
Z-2		6.38	0.0010	900	11	0.13	0.578	1.2	10.0	
Z-3		9.83	0.0153	1350	14	0.19	0.614	1.2	14.5	
Z-4		28.17	0.0440	2600	41	0.26	0.656	1.2	39.0	
Z-5		8.29	0.0129	1050	17	0.13	0.578	1.2	13.0	

C A L C U L A T I O N S (Continued)

$$Q_p = \frac{484 A Q}{T_p}$$

$$T_p = \frac{D}{2} + 0.6 T_c$$

Q_p = Peak Flow on Hydrograph

A = Area in Square Miles

Q = Direct Runoff in Inches

D = Excess period of rainfall; length of design storm - 1 hour

T_p = Time in hours from start of rise to peak rate

T_c = Time of concentration; from most distant point to point of interest

PIKES PEAK PARK EAST MASTER DRAINAGE

COST ESTIMATE

SAND CREEK BASIN

Description	Unit Price	Bellamah		Swinger Properties		Total Cost
		Amount	Cost	Amount	Cost	
D-10 R Catch Basin						
(a) 4.0' opening	\$ 850.00	2	\$ 1,700.00			\$ 1,700.00
(b) 6.0' opening	965.00	3	2,895.00	1	\$ 965.00	3,860.00
(c) 8.0' opening	1,145.00	4	4,580.00			4,580.00
(d) 12.0' opening	1,400.00	1	1,400.00			1,400.00
Curb openings w/o hand rails, etc.						
(a) 3.0' opening	360.00	3	1,080.00			1,080.00
Reinforced concrete storm sewer						
(a) 18" Ø	13.00/LF	30	390.00			390.00
(b) 21" Ø	15.75/LF	120	1,890.00			1,890.00
(c) 24" Ø	17.00/LF	595	10,115.00			10,115.00
(d) 33" Ø	20.50/LF	480	9,840.00			9,840.00
(e) 42" Ø	26.50/LF	920	24,380.00			24,380.00
(f) 48" Ø	31.00/LF	100	3,100.00	700	21,700.00	24,800.00
(g) 27" Ø	18.25/LF	570	10,402.50			10,402.50
Concrete Channels						
(a) Sec. B-B	15.60	320	4,992.00			4,992.00
Culverts under Sand Creek access road	2,000.00	1	2,000.00			2,000.00
Sand Creek Channel east side only	25.00	730	<u>18,250.00</u>	720	<u>18,000.00</u>	<u>36,250.00</u>
			\$97,014.50		\$40,665.00	\$137,679.50
Dale Bellamah Land Co, Inc.			97,014.50 ÷ 101.9 Ac. = <u>\$952.06/Ac.</u>			
Swinger Properties			40,665.00 ÷ 22.6 Ac. = \$1,799.34/Ac.			
TOTAL			\$137,679.50 ÷ 124.5 Ac. = \$1,105.86/Ac.			
Current Sand Creek Drainage Basin Fee			----- = \$752.00/Ac			

[Handwritten signature]

PIKES PEAK PARK EAST MASTER DRAINAGE
COST ESTIMATE

PETERSON FIELD BASIN

Description	Unit Price	<u>Bellamah</u>		<u>Swinger Properties</u>		Total Cost
		Amount	Cost	Amount	Cost	
D-10 R Catch Basins						
(a) 4.0' opening	\$ 850.00	4	\$ 3,400.00	1	\$ 850.00	\$ 4,250.00
(b) 10.0' opening	1,270.00	2	2,540.00	1	1,270.00	3,810.00
Curb openings w/o hand rails, etc.						
(a) 3.0' opening	360.00	2	720.00			720.00
Curb openings with hand rails						
(a) 8.0' opening	2,000.00	1	2,000.00			2,000.00
Reinforced concrete storm sewer						
(a) 18" Ø	13.00	575	7,475.00			7,475.00
(b) 24" Ø	17.00	1110	18,870.00	80	1,360.00	20,230.00
(c) 36" Ø	22.00	190	4,180.00	190	4,180.00	8,360.00
(d) 72" Ø	65.00	580	37,700.00			37,700.00
(e) 27" Ø	20.00	700	14,000.00			14,000.00
Concrete Channels						
(a) lined swale	10.80	150	1,620.00			1,620.00
(b) Sec. A-A	19.20	930	17,856.00	550	10,560.00	28,416.00
(c) Sec. B-B	15.60			125	1,950.00	1,950.00
(d) Sec. D-D	23.40	940	21,996.00	200	4,680.00	26,676.00
(e) Sec. E-E	24.00	1075	25,800.00			25,800.00
Channel Transition to Pipe	3,000.00	1	3,000.00			3,000.00
Pipe Transition to Box Culvert	3,000.00		3,000.00			3,000.00
Culverts						
(a) Box 4.0' x 6.0' x 50'	8,000.00	1/2	4,000.00	1/2	4,000.00	8,000.00
(b) Box 4' 4" x 6' 6" x 50'	8,500.00	2	17,000.00			17,000.00
(c) Box 4' 8" x 7' 0" x 50'	9,000.00	2	18,000.00			18,000.00
(d) Pipe - 48"	3,610.00	1	3,610.00			3,610.00
(e) Pipe - 54"	4,000.00	1	4,000.00			4,000.00
(f) Pipe - 72"	5,200.00			1	5,200.00	5,200.00

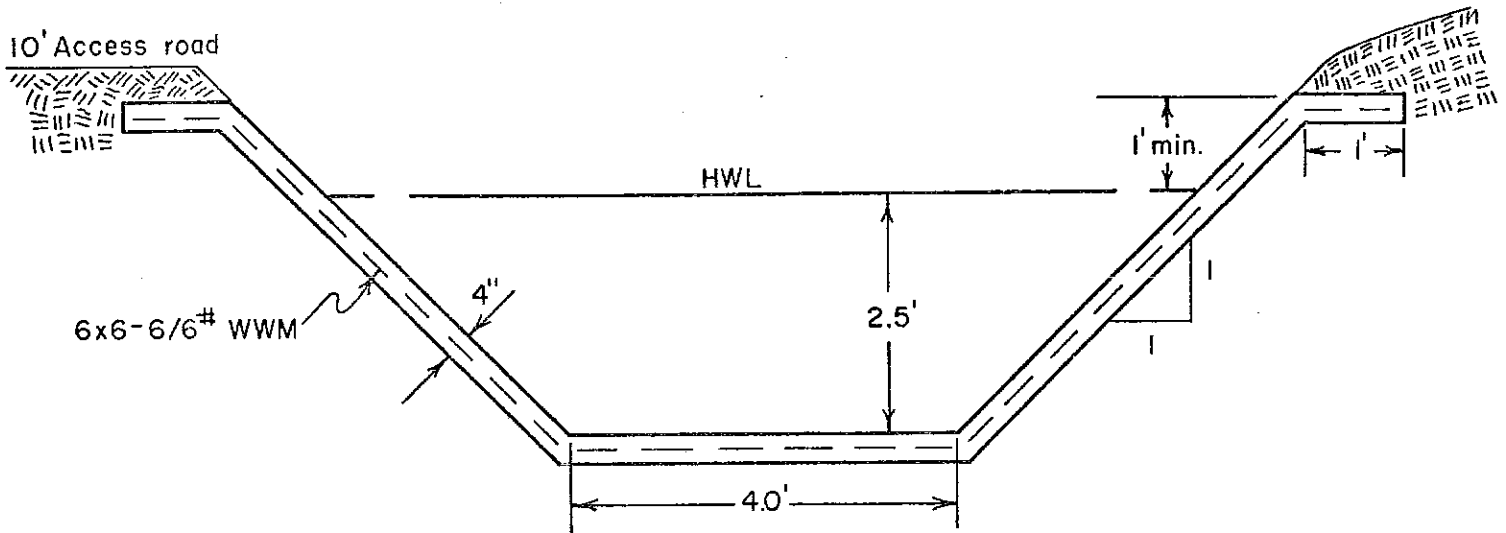
PIKES PEAK PARK EAST MASTER DRAINAGE
 COST ESTIMATE
 PETERSON FIELD BASIN

Description	Unit Price	<u>Bellamah</u>		<u>Swinger Properties</u>		Total Cost
		Amount	Cost	Amount	Cost	
(g) Box 4' 4" x 6' 6" x 150'	25,000.00			1	<u>\$25,000.00</u>	<u>\$ 25,000.00</u>
			\$210,767.00		\$59,050.00	\$269,817.00

Dale Bellamah Land Co., Inc. \$210,767.00 ÷ 176.0 Ac. = \$1,197.53/Ac.
 Swinger Properties \$ 59,050.00 ÷ 32.5 Ac. = \$1,816.92/Ac.
 TOTAL \$269,817.00 ÷ 208.5 Ac. = \$1,294.08/Ac. ✓

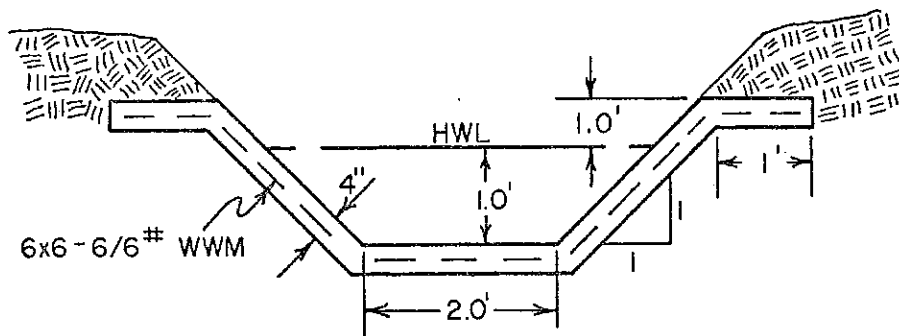
1973 Peterson Field Drainage Basin Fee ----- = \$1,193.00/Ac.

TYPICAL CHANNEL CROSS-SECTIONS



$A = 16.25$
 $W.P. = 11.07$
 $S = 0.5\%$
 $Q = 158$
 $V = 9.7$

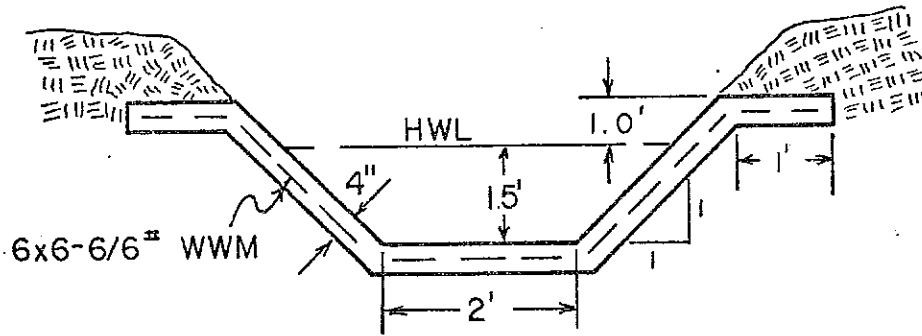
SECTION A-A



$A = 3.00$
 $W.P. = 4.83$
 $S = 1\%$
 $Q = 23.2$
 $V = 7.7$

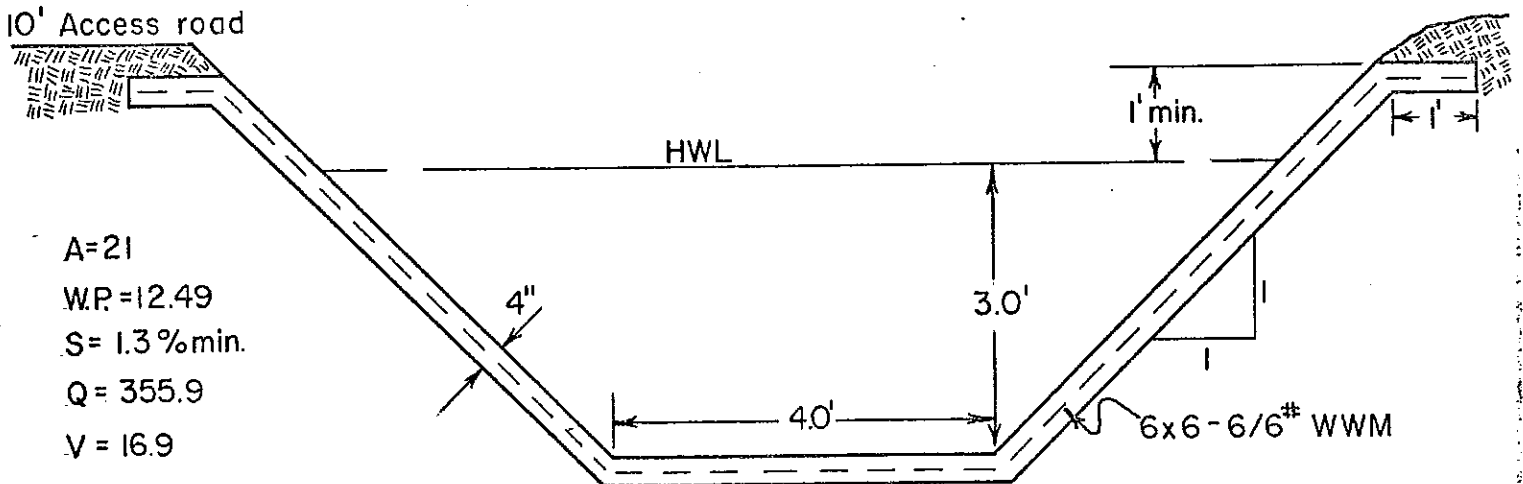
SECTION B-B

c. Keith Arch & Associates, Inc.



$A = 5.25$
 $W.P. = 6.24$
 $S = 1\%$
 $Q = 49.6$
 $V = 9.4$

SECTION C-C

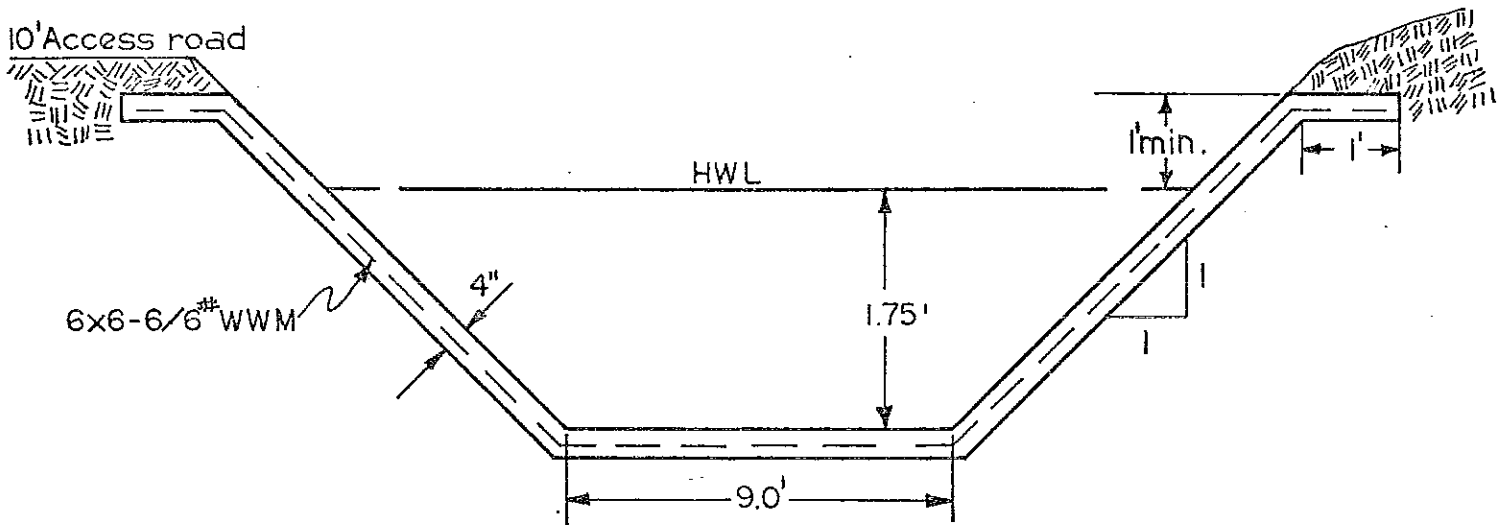


$A = 21$
 $W.P. = 12.49$
 $S = 1.3\% \text{ min.}$
 $Q = 355.9$
 $V = 16.9$

W. Keith Cook & Associates, Inc.

SECTION D-D

TYPICAL CHANNEL CROSS-SECTION



SECTION E-E

for: $A = 18.8 \text{ ft.}^2$
 $W.P. = 13.96 \text{ ft.}$
 $S = 1\%$
 $n = 0.013$
 $R = 1.35 \text{ ft.}$

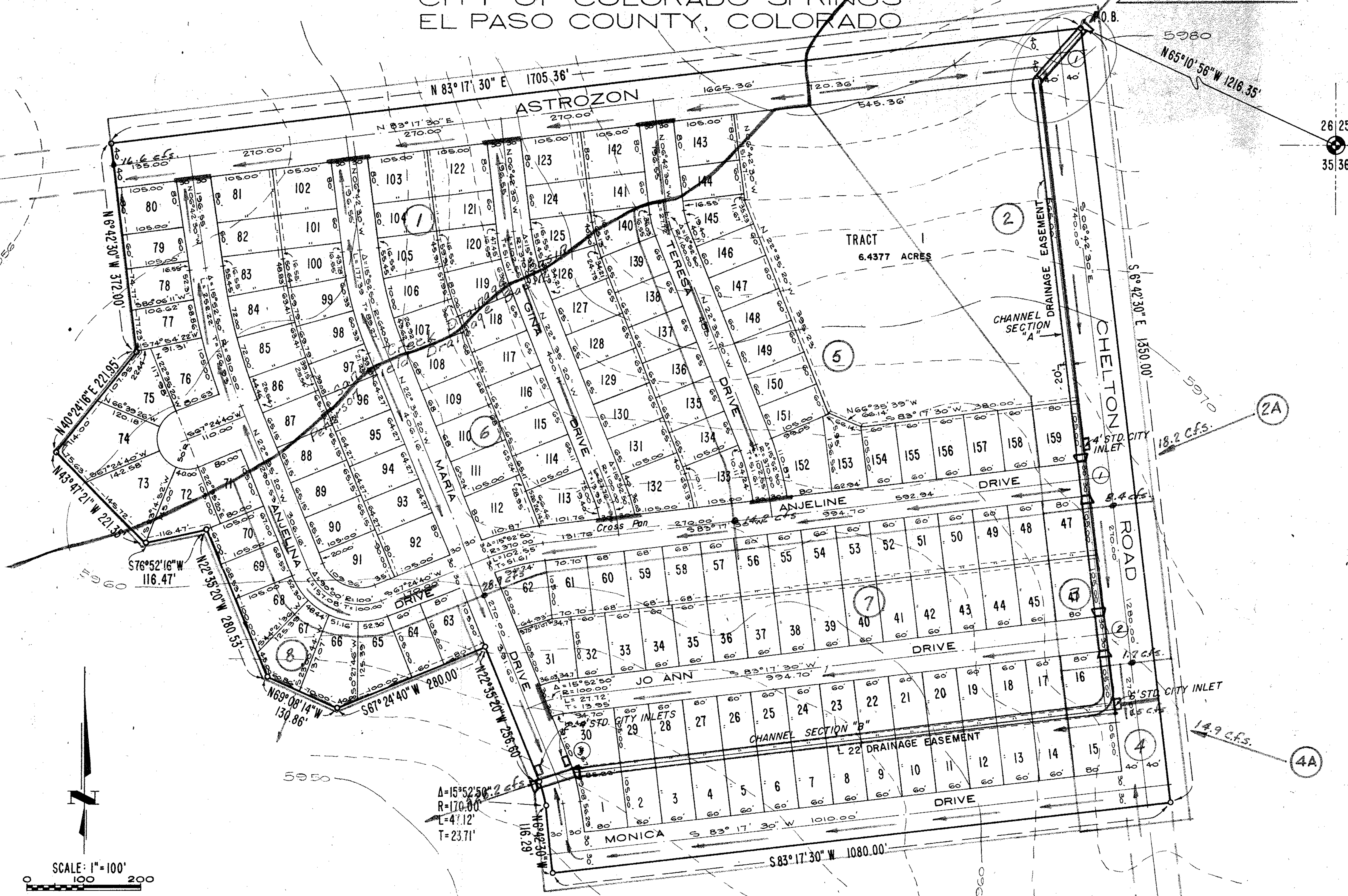
$V = 13.9 \text{ fps}$
 $Q = 261 \text{ cfs}$

H. Keith Cook & Associates, Inc.

PIKES PEAK PARK SUBDIVISION NO. 28

IN THE
CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO

Point "A" 436 cfs.



SCALE: 1" = 100'

$\Delta = 15^{\circ} 52' 50''$
 $R = 170.00'$
 $L = 4.12'$
 $T = 23.71'$

EASEMENTS:
BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT, AND BOTH SIDES OF ALL REAR LOT LINES WITH A 7 FOOT, "UNLESS OTHERWISE SHOWN GREATER IN WIDTH", EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, WITH SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH ADJACENT PROPERTY OWNERS.

DRAINAGE PLAN

PREPARED BY
COX SURVEYING CO.
COLORADO SPRINGS, COLORADO

AIRPORT ROAD

DUPLEXES-R3 1134C

MEMORIAL GARDENS

MHP

R 5

COMMUNITY SHOPPING PBC 3

NORMANDY APARTMENTS

NAZARENE BIBLE COLLEGE

MOUNTAIN BLVD

SENIOR HIGH SCHOOL

MURRAY BLVD

JUNIOR HIGH SCHOOL

JUNIOR HIGH SCHOOL

SPECIAL USE

CHELTON RD

JUNIOR HIGH SCHOOL

COMMUNITY SHOPPING PBC-3

INDUSTRIAL RELATED AIRPORT

COLORADO SPRINGS MUNICIPAL AIRPORT

CRADDOCK BOUNDARY

INDUSTRIAL RELATED AIRPORT

INDUSTRIAL RELATED AIRPORT

INDUSTRIAL RELATED AIRPORT

INDUSTRIAL RELATED AIRPORT

INDUSTRIAL RELATED AIRPORT

INDUSTRIAL RELATED AIRPORT

MALLARD DRIVE

CHURCH

CHURCH

CHURCH

JR. HIGH SCHOOL

SENIOR HIGH SCHOOL

SENIOR HIGH SCHOOL

JR. HIGH SCHOOL

SOUTHBOROUGH

COMMUNITY SHOPPING PBC-1

M.H.P.

COMMUNITY SHOPPING PBC 3

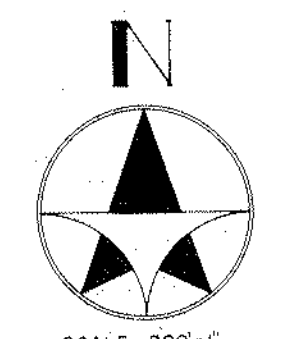
COMMUNITY SHOPPING PBC-3

COMMUNITY SHOPPING PBC-1

COMMUNITY SHOPPING PBC-3

COMMUNITY SHOPPING PBC-1

HANCOCK ROAD



3.19.75
SPRINK DRAINAGE FEES:
TOTAL FEES TO DATE: \$300,000.00
P.A.M. COST TO DATE: \$200,000.00
ADDITIONAL TO DATE: \$100,000.00
TOTAL: \$600,000.00
P.A.M. COST TO DATE: \$200,000.00
ADDITIONAL TO DATE: \$100,000.00
TOTAL: \$300,000.00

3.19.75
SPRINK PARK FEES ON LAND IN
LIEU OF DUES:
\$35,277.60 OR 14.699 ACRES OF LAND

DETAILED DESCRIPTION AND
ANALYSIS OF THE CITY OF
SOUTHBOROUGH, COLORADO
P.A.M. COST TO DATE: \$200,000.00
ADDITIONAL TO DATE: \$100,000.00
TOTAL: \$300,000.00
P.A.M. COST TO DATE: \$200,000.00
ADDITIONAL TO DATE: \$100,000.00
TOTAL: \$300,000.00

PIKES PEAK PARK / E

FRED C. SPROUL HOMES, INC.
P.O. BOX 5030 COLORADO SPRINGS, COLORADO