

EL PASO COUNTY
DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PCD File No. SF2514

PROJECT INFORMATION

Project Name	Monument Ridge East Filing No. 1
Schedule No.(s)	7102200006, 7102200008, 7102200010, 7102200013, 7102201001, 7102201014
Applicant	Monument Ridge East, LLC (Donald Cannella, Manager)
Engineer	PRC Engineering (Raymond E. Perez, P.E. #37173)
Deviation Requested	ECM Section 3.2.6 – Transfer of Drainage Basin Flows (Existing Basin MM to Future Basin C1F / EDB Pond 3)

DEVIATION REQUEST

A deviation from Section 3.2.6 of the El Paso County Engineering Criteria Manual (ECM), County Policy on Drainage Diversion, is requested.

Identify the specific ECM standard

ECM Section 3.2.6 addresses the diversion or transfer of stormwater runoff from one drainage basin to another. A deviation is requested to allow runoff historically tributary to Basin MM under the interim development condition to be transferred under future development conditions to Basin C1F and subsequently conveyed to EDB Pond 3 for detention and controlled release.

State the reason for the requested deviation

Under the interim development condition, runoff from Basin MM follows the drainage path toward the west drainage outfall. Under ultimate development conditions, the proposed grading, roadway configuration, and stormwater infrastructure will intercept a portion of the runoff historically tributary to Basin MM and transfer it to future Basin C1F. Runoff from Basin C1F will then be conveyed through the planned stormwater system to EDB Pond 3 for detention and controlled release. Maintaining the interim Basin MM drainage routing through the developed site would conflict with the proposed ultimate grading and drainage configuration and would require a separate drainage conveyance system solely to preserve the existing internal basin boundary. The proposed transfer provides an integrated drainage configuration consistent with the planned development while allowing the transferred runoff to be collected, conveyed, detained, and released through the designed stormwater management system.

Explain the proposed alternative and compare it to the ECM standards

The proposed alternative transfers a portion of the runoff historically tributary to Basin MM to Basin C1F and ultimately to EDB Pond 3. The transfer changes the internal distribution of runoff between the west and east drainage paths but does not transfer runoff to an unrelated ultimate receiving drainage system. As documented by the Monument Ridge East Drainage Outfall Exhibit, the west and east drainage paths ultimately converge downstream of the project. The transferred runoff will be routed through EDB Pond 3 for detention and controlled release rather than being discharged uncontrolled into the east drainage path. In addition, Harmony Land & Cattle, LLC (Greenland Ranch), the downstream property owner, has reviewed the proposed change in routing and provided written confirmation that it takes no exception to reducing runoff through the west culvert and routing additional runoff through the east culvert, with the understanding that historic peak runoff rates will not increase. The proposed configuration therefore maintains the intent of the County criteria by providing controlled drainage, maintaining historic peak discharge rates from the development, and avoiding adverse impacts to the downstream receiving property and ultimate drainage system.

LIMITS OF CONSIDERATION

☒ A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

Provide Justification:

Maintaining the interim Basin MM drainage routing under ultimate development conditions would conflict with the proposed grading, roadway configuration, and stormwater infrastructure and would require additional conveyance infrastructure solely to preserve the existing internal basin boundary. The proposed transfer incorporates the subject runoff into Basin C1F and the planned drainage system, with ultimate routing through EDB Pond 3 for detention and controlled release. The east and west downstream drainage paths ultimately converge, historic peak runoff rates from the development will not increase, and the affected downstream property owner has provided written acceptance of the redistribution of runoff. Requiring the existing internal routing to remain unchanged would therefore impose additional design and construction constraints without providing a corresponding hydraulic, public-safety, or downstream drainage benefit.

CRITERIA FOR APPROVAL

Comparable Design:

The proposed configuration provides an equivalent or improved means of managing the subject runoff by incorporating it into the planned stormwater conveyance and detention system. The

subject runoff transferred from Basin MM under the interim development condition will be routed through Basin C1F to EDB Pond 3 for detention and controlled release.

Safety and Operations:

The deviation will not adversely affect public safety or stormwater system operations. The transferred runoff will be conveyed through the planned drainage infrastructure and EDB Pond 3, and historic peak runoff rates from the development will not increase.

Maintenance:

The proposed transfer consolidates the subject runoff into the planned stormwater conveyance and detention system and does not create unusual or burdensome maintenance requirements.

Aesthetics:

No adverse aesthetic impacts will result. The transfer will be accomplished through the proposed grading and stormwater infrastructure associated with the ultimate development.

Design Intent:

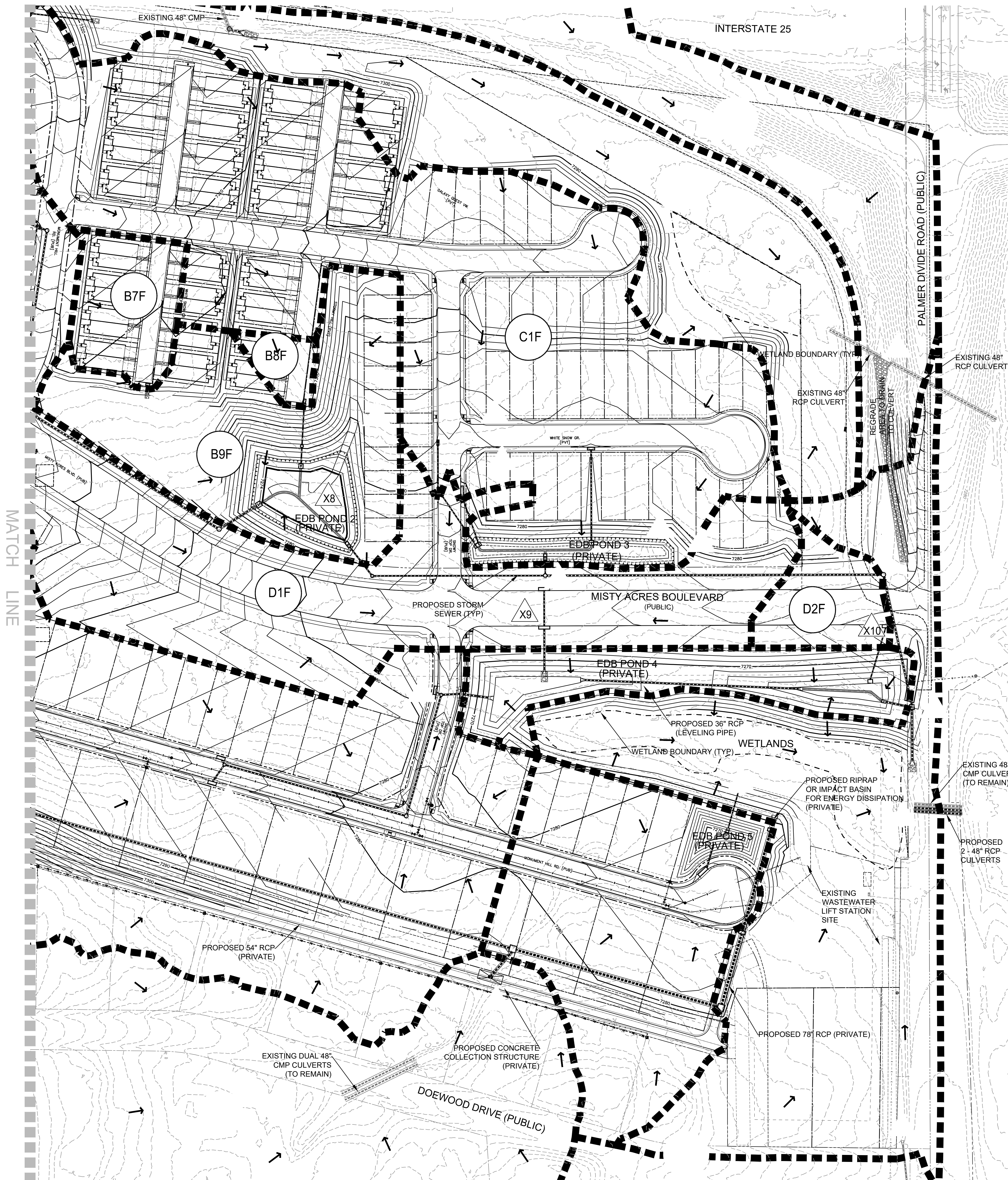
The intent of the County drainage-diversion criteria is to prevent transfers that create adverse impacts to another drainage basin, downstream property, or drainage facility. The proposed transfer does not create such a condition. The subject runoff transferred from Basin MM under the interim development condition will be routed through Basin C1F to EDB Pond 3 for detention and controlled release. The west and east drainage paths ultimately converge downstream, so the transfer changes the upstream distribution of runoff but not the ultimate downstream receiving drainage system. Harmony Land & Cattle, LLC, the affected downstream property owner, has reviewed the redistribution and provided written confirmation that it takes no exception to the change, with the understanding that historic peak runoff rates will not increase.

MS4 Permit:

This deviation does not eliminate or reduce any applicable stormwater quality, detention, or MS4 requirements. Runoff associated with the transferred drainage area will remain subject to applicable stormwater management requirements and will be incorporated into the planned drainage and detention system.

REVIEW AND RECOMMENDATION

Approved / Denied by ECM Administrator (To be completed by El Paso County).



ROUTING SUMMARY			
Design Point	Contributing Basins	Flow	
		Q ₁₀	Q ₁₀₀
X1	A4F	17.4	29.0
X2	O1,A3F	7.9	21.2
X3	A2F,O2,O3,O4	14.6	26.5
X4	B6F	12.5	21.0
X5	B1F	17.9	30.3
X6	B2F,B3F,B4F	4.2	7.0
X7	B5F	4.7	7.5
X8	B1F,B2F,B3F,B4F,B5F,B6F,B7F,B8F,B9F	48.1	80.0
X9	D1F	24.3	45.0
X10	D2F	2.1	3.8

NOTE:
THIS MAP IS NOT INTENDED TO BE DETAILED. THIS IS ONLY FOR THE PURPOSES OF ILLUSTRATING FUTURE ANTICIPATED BASINS AND FLOW ROUTING CHARACTERISTICS.

LEGEND - STORMWATER

A

#

BASIN ID

DESIGN POINT

PIPE ID

DRAINAGE BASIN BOUNDARY

EXISTING CONTOUR

PROPOSED CONTOUR

SURFACE FLOW DIRECTION

- GENERAL NOTES
1. EXISTING TOPOGRAPHY PROVIDED BY BEAR CREEK SURVEYING VIA AERIAL PHOTOGRAPHY.

2. CONTOURS SHOWN ON THIS MAP REFLECT A 2' CONTOUR INTERVAL.

3. AERIAL IMAGERY NOT SHOWN FOR CLARITY.

4. ROADS ARE CLASSIFIED AS EITHER PUBLIC "PUB" OR PRIVATE "PVT" AS SHOWN ON PLAN.

NORTH

0

50

100

200

PRC ENGINEERING
1695 W. UTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904

MONUMENT RIDGE EAST
TOWN OF MONUMENT
EL PASO COUNTY, COLORADO

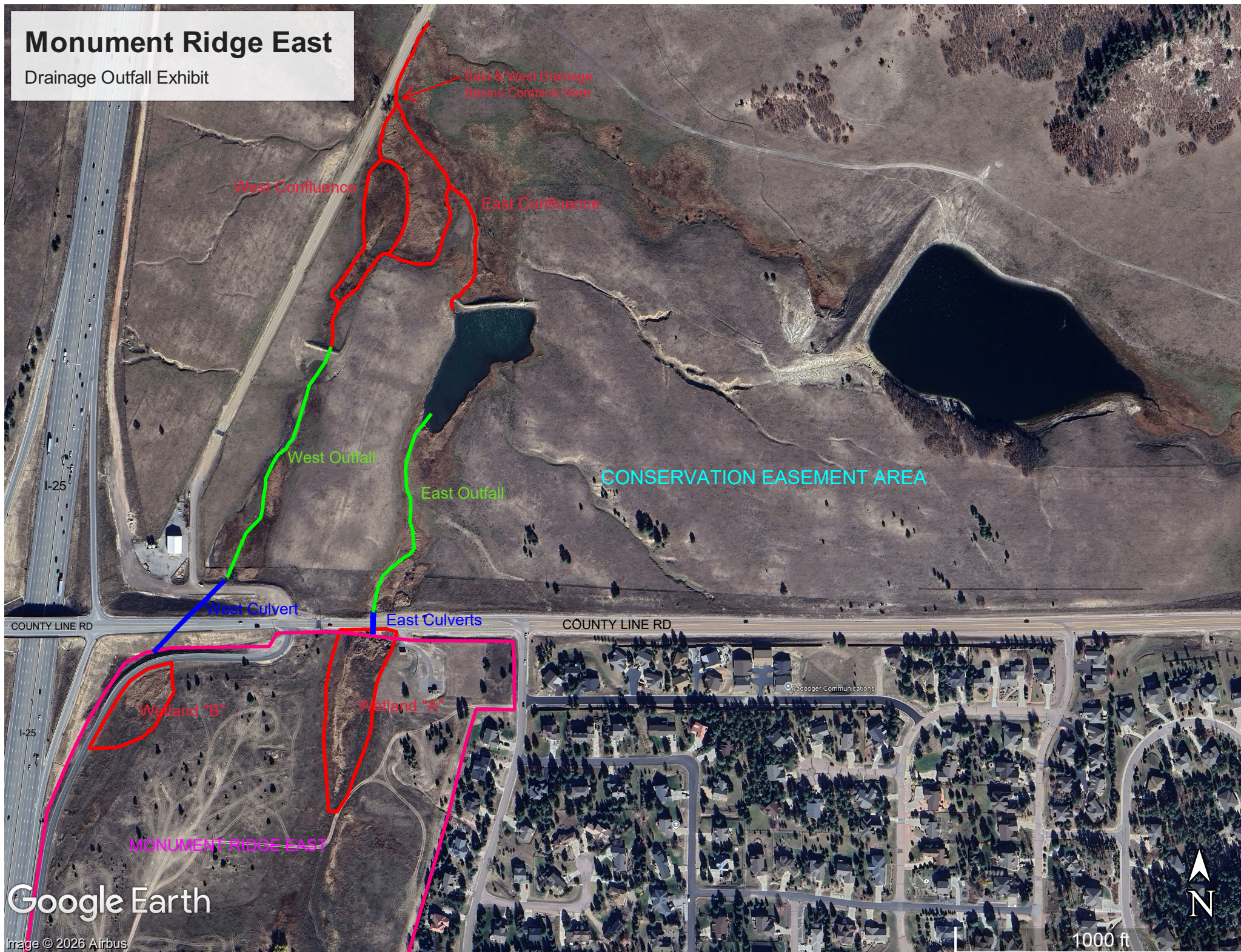
DRAINAGE PLAN
FUTURE CONDITIONS - NORTH

Issued 6/24/25

D6
sheet number

Monument Ridge East

Drainage Outfall Exhibit



Google Earth

Image © 2026 Airbus

September 3, 2026

Monument Ridge East, LLC &
Monument Ridge Metropolitan District 1-3
6275 Lake Shore Ct.
Colorado Springs, CO 80915

Attn: David J Whitehead, P.E.

RE: Monument Ridge East Development
El Paso County, Colorado

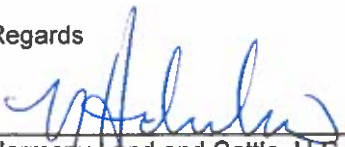
To Whom It May Concern:

Harmony Land and Cattle, LLC (Greenland Ranch) has received a request from Monument Ridge East, LLC (MRE) to accept a change in the nature of the runoff entering Greenland Ranch from the MRE property. Runoff enters the Ranch via two existing culverts running from South to North under County Line Rd. just to the east of the I-25 interchange with County Line Rd., in Douglas and El Paso Counties, Colorado.

The development is changing the drainage path for some of the runoff, reducing the runoff from one culvert (west) and routing it to the other culvert (east).

Harmony Land & Cattle, LLC takes no exception to this change in the nature of the runoff. We understand that historic peak runoff rates will not increase.

Regards

for 

Harmony Land and Cattle, LLC