

19 E. Willamette Avenue
Colorado Springs, CO 80903
(719)-477-9429
(719)-471-0766 fax

Provide the specific location. i.e. within Tract A of Settlers Ranch Filing 2A

**SETTLERS RANCH FILING NO. 2 – FILING NO. 2C
DRAINAGE LETTER REPORT
May, 2018**

Include the total acreage of Filing 2C

This Drainage Letter Report has been prepared in support of the final plat submittal for Phase 2C of Settlers Ranch Filing No. 2. The proposed Phase 2C consists of 11 single-family residential lots along Settlers Ranch Road, with minimum lot sizes of 2.5 acres.

El Paso County previously approved the “Final Drainage Report for Settlers Ranch Subdivision Filing No. 2” prepared by JPS Engineering, dated May 30, 2008. As shown in the attached “Figure D1: Developed Drainage Plan,” the majority of the area within Phase 2C of Filing No. 2 lies within Sub-Basins D8a-D8d and D9a-D9c. This area generally sheet flows northwesterly to existing grass-lined drainage swales at Design Points #D8 and #D9. As discussed in the approved subdivision drainage report, the existing stock pond near the north boundary of the Settlers Ranch property will be upgraded to serve as “Detention Pond #4,” mitigating the impact of developed flows from this part of the site (including Design Points #3, D8, and D9). The proposed detention pond improvements were included as part of the previous Filing No. 2B.

In summary, the proposed development of Settlers Ranch Filing No. 2C conforms to the previously approved drainage plan for this subdivision as detailed in the “Final Drainage Report for Settlers Ranch Filing No. 2.” This phase of development will include culverts and drainage channel improvements as detailed in the approved subdivision drainage report.

As noted in the previously approved report, this part of the Settlers Ranch site lies within the West Cherry Creek Drainage Basin, and no drainage basin fees or bridge fees are applicable in this basin.

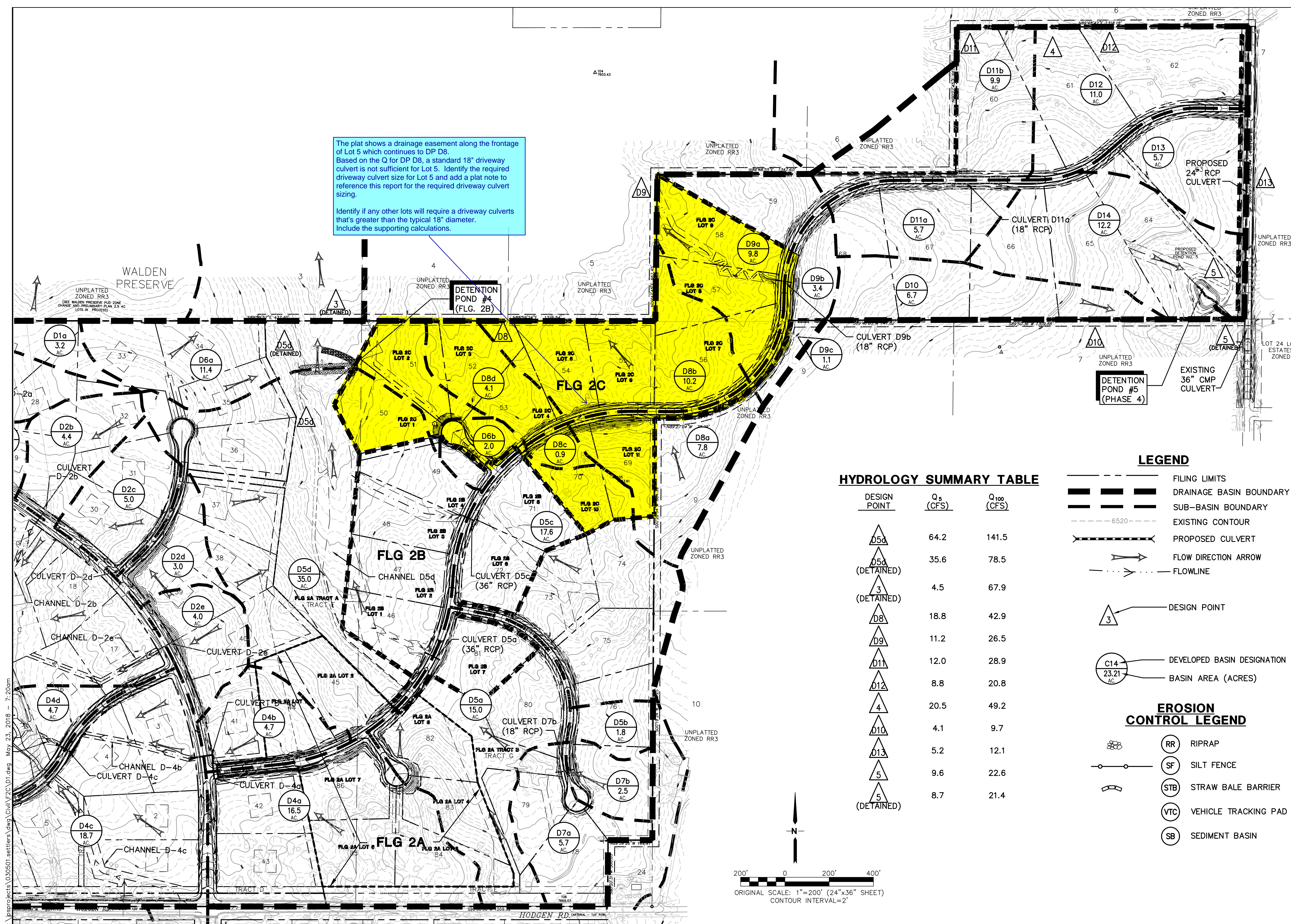
List the 4-step process and summarize how each step was considered/incorporated in the design.

Expand on the description to identify the type of pond and state whether or not it provides water quality.



Include the County standard signature sheet.

Add "PCD File No. SF-18-018"



HYDROLOGY SUMMARY TABLE

DESIGN POINT	Q ₅ (CFS)	Q ₁₀₀ (CFS)
D5d	64.2	141.5
D5d (DETAINED)	35.6	78.5
3 (DETAINED)	4.5	67.9
D8	18.8	42.9
D9	11.2	26.5
D11	12.0	28.9
D12	8.8	20.8
4	20.5	49.2
D10	4.1	9.7
D13	5.2	12.1
5	9.6	22.6
5 (DETAINED)	8.7	21.4

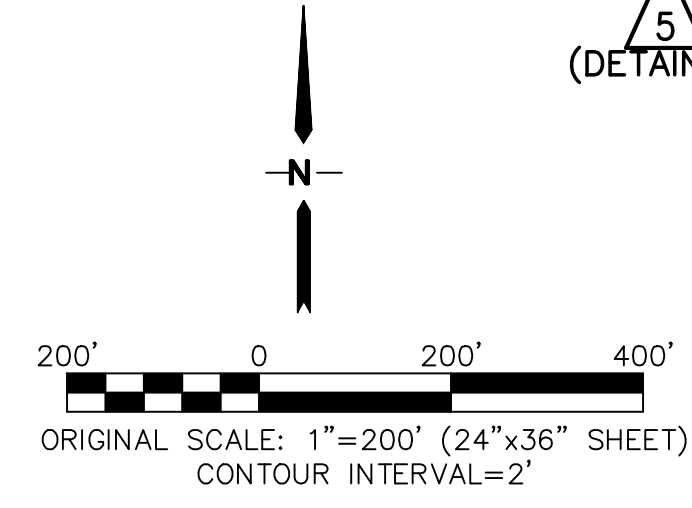
LEGEND

- FILING LIMITS
- DRAINAGE BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- - - 6520 - - - EXISTING CONTOUR
- PROPOSED CULVERT
- FLOW DIRECTION ARROW
- FLOWLINE

- △ DESIGN POINT
- △ 3
- C14 23.21 AC
- DEVELOPED BASIN DESIGNATION
- BASIN AREA (ACRES)

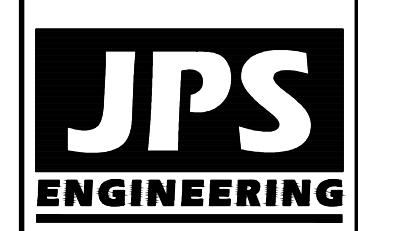
EROSION CONTROL LEGEND

- RR RIPRAP
- SF SILT FENCE
- STB STRAW BALE BARRIER
- VTC VEHICLE TRACKING PAD
- SB SEDIMENT BASIN



SETTLERS RANCH - FILING NO. 2

DEVELOPED DRAINAGE PLAN



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www.jpsegr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG. IN ADVANCE OF ANY EXCAVATION BEFORE YOU DIG GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE

HORZ. SCALE: 1"=200'
VERT. SCALE: N/A
SURVEYED: RAMPART
CREATED: 5/2/06
PROJECT NO: 030501
SHEET: D1

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/23/18
MODIFIED BY: BJJ