PRELIMINARY DRAINAGE REPORT
FOR
VILLAGES AT STERLING RANCH

Prepared for:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS CO 80921
(719) 592-9333

Prepared by:
CLASSIC CONSULTING
619 N. CASCADE AVE SUITE 200
COLORADO SPRINGS CO 80903
(719) 785-0790

Job No. 1183.26

PCD Project No.
PUDSP-226

PRELIMINARY DRAINAGE REPORT FOR
VILLAGES AT STERLING RANCH -PRELIMINARY PLAN

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 County for drainage reports and said report is in conformity with the applicable 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.

Catherine M. Tessin P.E. #45004 Date

OWNER'S/DEVELOPER'S STATEMENT:
I, the owner/developer, have read and will comply with all of the requirements specified in this drainage report and plan.

Business Name: CLASSIC SRJ LAND, LLC

By: _____

Title: _____

Address: 2138 Flying Horse Club Drive

Colorado Springs, CO 80921

EL PASO COUNTY:
Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

For County Engineer, / ECM Administrator Date

Conditions:

CLASSIC CONSULTING ENGINEERS & SURVEYORS

PRELIMINARY DRAINAGE REPORT FOR
VILLAGES AT STERLING RANCH - PRELIMINARY PLAN

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Update page sheets

APPENDICES

VICINITY MAP

SOILS MAP (WEB SOIL SURVEY)

F.E.M.A. MAP / LOMR (08-08-0541P)

HYDROLOGIC CALCULATIONS

STORMWATER QUALITY CALCULATION

DETENTION POND CALCULATIONS

DRAINAGE MAPS

Update appendices list. References of previous reports are in between calculations. Hard to tell what's with previous reports and what is specific to this report. Did not see any stormwater quality calculation or detention pond calcs except for what was part of other reports.

UDPATED

PRELIMINARY DRAINAGE REPORT FOR
VILLAGES AT STERLING RANCH - PRELIMINARY PLAN

PURPOSE

The purpose of this Preliminary Drainage Report is to address on-site and off-site drainage quantities and patterns, compare to approved MDDP and identify general drainage improvements and facilities required to minimize impacts to the adjacent properties.

GENERAL DESCRIPTION

The subject site is Villages at Sterling Ranch**.** This PUD consists of development area southeast of the intersection of Briargate Parkway and Sterling Ranch Road. The total PUD area is **39.058 acres** and includes the proposed Right-of-way extension of Briargate Pkwy. It is located in portions of section 34, township 12 south, range 65 west of the sixth principal meridian. The site is bounded on the north, east and south by future Sterling Ranch East property (zoned for future urban development) and to the west by the proposed Sterling Ranch Road. The site is in the upper portion of Sand Creek East Fork Drainage Basin. Urban single family residential development including four different product types and a total of **227 lots** is proposed within this PUD.

The average soil condition reflects Hydrologic Group "A" (Blakeland loamy sand and Columbine gravelly sandy loam) as determined by the "Web Soil Survey of El Paso County Area," prepared by the Natural Resources Conservation Service (see map in Appendix).

EXISTING DRAINAGE CONDITIONS

The subject site has been included in the approved Sterling Ranch East Filing No. 5 Preliminary Drainage Report, dated January 2024. This site was identified in *Basins P4-B (37.3 acres), OS-3 (0.17 acres), and OS-1 (2.6 acres)*. Basin P4-B was described as residential land use at 70% impervious, with total flows of Q_5= 58 cfs and Q_{100} = 124 cfs.

DELETED

This paragraph is not needed as the Final Drainage report for SR Filing 5 is being referenced.

The subject site has been included in the Final Drainage Report for Sterling Ranch East Filing No. 5, currently in review. This site was identified in *Basins P4-B (32.2 acres), OS-3 (0.25 acres), and OS-1 (2.6 acres)*. Basin P4-B was described as residential land use at 70% impervious, with total

This paragraph is referencing developed conditions.

MOVED TO REFERENCES SECTION

flows of Q_5= 48 cfs and Q_{100} = 106 cfs. Total flows will be directed to a proposed 48" RCP public storm pipe stub in Oak Park Drive (Pipe Run 1) that will intercept the total developed flow condition. Pipe Run 1 and the total developed flow will be tributary to the proposed Pond FSD 14-B, with calculations and final design to be provided in this Final Drainage Report. References included in Appendix.

The subject site has also been referenced in the approved Foursquare at Sterling Ranch Final Drainage Report, prepared by CCES. Foursquare at Sterling Ranch is north and west of the subject site.

This paragraph is not needed as nothing is being referenced from the report

deleted

This basin doesn't match with information highlighted in the appendix.

deleted

The subject site was referenced in the approved Sterling Ranch East Preliminary Plan No. 1 Preliminary Drainage Report, prepared by CCES, approved 01/19/23. The subject site - Villages at Sterling Ranch - was also shown and referenced in this report within *Basin P4-B (37.3 acres), P2-B2 (1.9 acres), P1-A5 (5.7 acres) and P1-A6 (2.8 acres).* These basins assumed the same land use and overall drainage patterns.

This paragraph is referencing developed conditions.

Please provide an existing drainage map specific to the project site and corresponding calculations and descriptions. Be sure to include any offsite basins and discussions on where flows go and how they are conveyed. Comparison will need to be made to existing vs developed flows exiting the site.

THIS SITE HAS BEEN STUDIED IN NUMEROUS PR IOR REPORTS FOR EXISTING "HISTORIC" CONDITIONS AS REFERENECED HEREIN. A SPECIFIC EXISTING CONDITIONS SECTION HAS BEEN ADDED, HOWEVER THE SITE IS CONSTRAINED BY THE APPROVED MDDP AND ADJACENT FDRS FOR REQUIRED ROUTING, RELEASE RATES, AND FSD REQUIREMENTS AS DISCUSSED IN THIS REPORT. SEE ADDED STATEMENT

S

proved

that matches previously approved "C" va

Since this site was fully studied in the

Preliminary Drainage Report, it has been included in this submittal as reference for the Proposed Drainage Conditions, Detention and Stormwater Quality Facility discussion, and conformance to current El Paso County criteria.

Design Point 1 (Q_5= 6.6 cfs and Q_{100} = 13.4 cfs) includes Basin A. Basin A is single family residential land use. Total flows are directed to a proposed 10' public sump inlet in Shorwood Drive. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 2 (Q_5= 0.7 cfs and Q_{100} = 1.2 cfs) includes Basin B. Basin B is single family residential land use. Total flows are directed to a proposed 5' public sump inlet in Shorwood Drive. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 3&4 (Q_5= 11.7 cfs and Q_{100} = 25.4 cfs Design Point 3) (Q_5= 0.6 cfs and Q_{100} = 1.1 cfs Design Point 4) includes Basin C and Basin E. Basins C and E are single family residential land use. Total flows are directed to (2) 10's public sump inlets in Shorewood Drive. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 5 (Q_5= 10.9 cfs and Q_{100} = 23.0 cfs) includes Basin I, Basin J, and Basin K. Basins I, J, and K are single family residential land use. Total flows are directed to (2) 10's public sump inlets in St. Louis Street. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Do not match with information shown in hydrology spreadsheet in appendix.

edited

Design Point 6 (Q_5= 3.2 cfs and Q_{100} = 7.9 cfs) includes Basin L and S. Basin L and S are single family residential land use that includes open space with amenities. Total flows are directed to (2) 10's public sump inlets in St. Louis Street and Oak Park Drive. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 7 (Q_5= 4.7 cfs and Q_{100} = 9.5 cfs) includes Basin O. Basin O is single family residential land use. Total flows are directed to (2) 5's public sump inlets in Fort Wayne Heights. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 8 (Q_5= 3.9 cfs and Q_{100} = 7.4 cfs) includes Basin P. Basin P is single family residential land use. Total flows are directed to a 5' public sump inlet in Oak Park Drive. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 9 (Q_5= 1.4 cfs and Q_{100} = 2.5 cfs) includes Basin Q. Basin Q is single family residential land use. Total flows are directed to a 5' public sump inlet in Oak Park Drive. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 10 (Q_5= 5.2 cfs and Q_{100} = 10.5 cfs) includes Basin N. Basin N is single family residential land use. Total flows are directed to (2) 5' public sumps inlet in Branson Heights. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 11 (Q_5= 5.1 cfs and Q_{100} = 10.4 cfs) includes Basin M. Basin M is single family residential land use. Total flows are directed to (2) 5' public sumps inlet in Branson Heights. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Design Point 12 (Q_5= 1.1 cfs and Q_{100} = 2.0 cfs) includes Basin R. Basin R is single family residential land use. Total flows are directed to a 5' public sump inlet in Oak Park Drive. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Basin T (Q_5= 0.9 cfs and Q_{100} = 1.6 cfs) is mainly composed of street flows from Oak Park Drive. Developed runoff will be routed to the east and then south into St. Louis Street. Stormwater is ultimately routed to the south into Sterling Ranch East Filing No. 5, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Basin U (Q_5= 0.8 cfs and Q_{100} = 1.4 cfs) is mainly composed of street flows from Oak Park Drive. Total flows are directed to the west into existing Sterling Ranch Road.

Basin V (Q_5= 0.8 cfs and Q_{100} = 5.9 cfs mainly composed of street flows from Oak Park Drive and open space along the perimeter of the subdivision. Developed runoff is directed into existing Sterling Ranch Road to the west.

Basin U and V have been accounted for in downstream approved Final Drainage Report for Sterling Ranch East Filing No. 1, where a proposed Full Spectrum Detention Facility will detain and provide Stormwater Quality for the full tributary area.

Please include Basin W

added

Basin X (Q_5= 12.4 cfs and Q_{100} = 23.2 cfs mainly composed of street flows from future Briargate Parkway. Developed runoff is directed into the low point east of Sterling Ranch Road. Developed runoff intercepted at this location has been reviewed and approved in all prior reference reports. The developed runoff is collected and conveyed to the south in Sterling Ranch Road, and ultimately directed to a proposed Full Spectrum Detention Facility in Sterling Ranch East Filing No. 1. (See Basins *P1-A6, P1-A7, P1-A5 Basins* in Final Drainage Report for Sterling Ranch East Fling No. 1.)

Pipe Run 21 (Q_5= 51.3 cfs and Q_{100} = 106.9 cfs represents the total developed stormwater that will be routed into the stormwater stub from Sterling Ranch East Filing No. 5 to the south in St. Louis Street. (See reference to Final Drainage Report for Sterling Ranch East Filing No. 5, *Pipe Run 1*).

Unresolved:
Include discussion of detention/stormwater quality facilities, as provided in previous submittal. Include how Villages has changed or stayed the same as the other reports had assumed in their design.

added

DRAINAGE CRITERIA

Hydrologic calculations were performed using the City of Colorado Springs/El Paso County Drainage Criteria Manual, as revised in November 1991 and October 1994 with County adopted Chapter 6 and Section 3.2.1 of Chapter 13 of the City of Colorado Springs/El Paso County Drainage Criteria Manual as revised in May 2014. Individual on-site developed basin design used for detention/SWQ basin sizing, inlet sizing and storm system routing was calculated using the Rational Method. Runoff Coefficients are based on the imperviousness of the particular land use and the hydrologic soil type in accordance with Table 6-6. The average rainfall intensity, by recurrence interval found in the Intensity-Duration-Frequency (IDF) curves in Figure 6-5. (See Appendix)

The City of Colorado Springs/El Paso County DCM requires the Four Step Process for receiving water protection that focuses on reducing runoff volumes, treating the water quality capture volume (WQCV), stabilizing drainage ways, and implementing long-term source controls. The Four Step Process pertains to management of smaller, frequently occurring storm events, as opposed to larger storms for which drainage and flood control infrastructure are sized. Implementation of these four steps helps to achieve storm water permit requirements.
This site adheres to this **Four Step Process** as follows:

1. **Employ Runoff Reduction Practices:** All proposed lot impervious area (roof tops, patios, etc.) will sheet flow across landscaped portions of front and rear yards and through open space areas to slow runoff and increase time of concentration prior to being conveyed to the proposed public streets or detention facilities. This will minimize directly connected impervious areas within the project site.

Reference the Water Quality Treatment Plan Map from Approved Sterling Ranch East Filing No. 5 (including the subject site) in the Appendix for the following calculations:

Area treated in proposed permanent Pond FSD-14B 74.65 ac.
(Area includes 37.3 ac. from anticipated Villages site)

Area treated in proposed permanent Pond FSD-11B	7.61 ac.
Area treated in temporary sediment basin (Basin AA – Rear yards)	2.10 ac.
Area of runoff reduction water quality treatment (Basins Y1 - Buffer, Y2 - Buffer and Z – Rear yards Reference Runoff Reduction Calculations in Appendix for these areas)	3.48 ac.
Filing No. 5 anticipated total platted area	**47.17 ac.**

2. **Stabilize Drainageways:** After developed flows utilize the runoff reduction practices through the front and rear yards, developed flows will travel via curb and gutter within the public streets and eventually public storm systems. These collected flows are then routed directly to the proposed extended detention basins (full-spectrum facilities). Where developed flows are not able to be routed to public street, sheet flows will travel across landscaped rear yards and then through undeveloped property prior to being released off-site.

3. **Provide Water Quality Capture Volume (WQCV):** Runoff from this development will be treated through capture and slow release of the WQCV and excess urban runoff volume (EURV) in the proposed Full-Spectrum permanent Extended Detention Basins designed per current El Paso County drainage criteria. For the 4.5 ac. that is not able to be captured and routed to one of the permanent EDB's, Runoff Reduction practices are required and provided in the rear setbacks of the lots or within the open space tract within these specific basins. Reference Runoff Reduction Calculations in Appendix for these areas that show a 100% WQCV Reduction and meets El Paso County standards as provided in the Approved PDR for Sterling Ranch East Filing No. 5.

4. **Consider need for Industrial and Commercial BMPs**: No industrial or commercial uses are proposed within this development. However, a site-specific storm water quality and erosion control plan and narrative along with the grading and erosion control plan will be

submitted with the future Final Plat submittal. Details such as site-specific sediment and erosion control construction BMP's as well as temporary and permanent BMP's will be detailed in this plan and narrative to protect receiving waters. BMP's will be constructed and maintained as the development has been graded and erosion control methods employed.

FLOODPLAIN STATEMENT

No portion of this site is located within a floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Numbers 08041C 0533G and 08041C 0535G with effective dates of December 7, 2018 and the previously mentioned LOMR 08-08-0541P with an effective date of July 23, 2009. (See Appendix).

DRAINAGE AND BRIDGE FEES

This site lies entirely within the Sand Creek Drainage Basin boundaries.

Fees are calculated using the following impervious acreage method approved by El Paso County. The final fee estimate will be included in the Final Drainage Report(s), however, the following represent fee estimates based on the Sterling Ranch East Preliminary Plan/PUD submittal with a total area of 39.06 acres with the following different land uses proposed:

10.99 Acres	ROW	Unresolved:
3.45 Acres	private row	change to "Tracts for Access" - There is no private ROW
8.40 Acres	Open Space Tracts	
16.22 Acres	Less than 6000 SF lot size	edited
39.06 Acres	**Total**	

The percent imperviousness for this subdivision is calculated as follows:

Fees for Road Right-of-Way

(Per El Paso County Percent Impervious Chart: 85**%**)

10.99 Ac. x 85% = **9.34 Impervious Ac.**

Fees for Open Space Tracts

(Per El Paso County Percent Impervious Chart: 7**%**)

8.40 Ac. x 7% = **0.59 Impervious Ac.**

Fees for less than 6000 SF lots w/ private ROW

See previous comment

edited

(Per El Paso County Percent Impervious Chart: 65**%)**

19.67 Ac. x 65% = **12.79 Impervious Ac.**

Total Impervious Acreage: 22.72 Imp. Ac.

The following calculations are based on the 2024 Sand Creek drainage/bridge fees:

ESTIMATED FEE TOTALS:

Bridge Fees

$ 9,743 x 22.72 Impervious Ac. = **$ 221,360.96**

Drainage Fees

$ 23,821 x 22.72 Impervious Ac. = **$ 541,213.12**

SUMMARY

The proposed Villages at Sterling Ranch is within the Sand Creek Drainage Basin. Recommendations are made within this report concerning necessary improvements that will be required as a result of development of this property. The points of storm water release from the proposed site are required to be at or below the calculated historic flow quantities. The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions. All drainage facilities within this report were sized according to the Drainage Criteria Manuals and the full-spectrum storm water quality requirements.

Unresolved:
Include discussion of:

- Sand Creek Channel Improvements

PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

added to Drainage Compliance Section

Catherine M. Tessin, P.E.
Project Manager

REFERENCES

1. City of Colorado Springs/County of El Paso Drainage Criteria Manual as revised in November 1991 and October 1994 with County adopted Chapter 6 and Section 3.2.1 of Chapter 13 of the City of Colorado Springs/El Paso County Drainage Criteria Manual as revised in May 2014.

2. "Urban Storm Drainage Criteria Manual Volume 1, 2 & 3" Urban Drainage and Flood Control District, dated January 2016.

3. "Sand Creek Drainage Basin Planning Study," Kiowa Engineering Corporation, dated March 1996.

4. "2018 Sterling Ranch MDDP", M&S Civil Consultants, Inc., June 2018

5. "Final Drainage Report for Retreat at TimberRidge Filing No. 1", Classic Consulting, approved November, 2020.

6. "Final Drainage Report for Retreat at TimberRidge Filing No. 2", Classic Consulting, dated March, 2022

7. "Final Design Report for Sand Creek Restoration", JR Engineering, LLC, dated October 21, 2021

8. "Drainage Letter for Sterling Ranch Road and Briargate Pkwy. Interim Plan", prepared by JR Engineering, LLC, dated December 2021

9. "Sterling Ranch MDDP Amendment No. 2 & Preliminary Drainage Report for Sterling Ranch East Preliminary Plan No. 1", prepared by Classic Consulting, approved January 2023.

10. "Final Drainage Report for Sterling Ranch East Filing No. 2", prepared by Classic Consulting, approved 2024.

11. "Preliminary Drainage Report for Sterling Ranch East Filing No. 5 Preliminary Plan", prepared by Classic Consulting, approved January 2024.

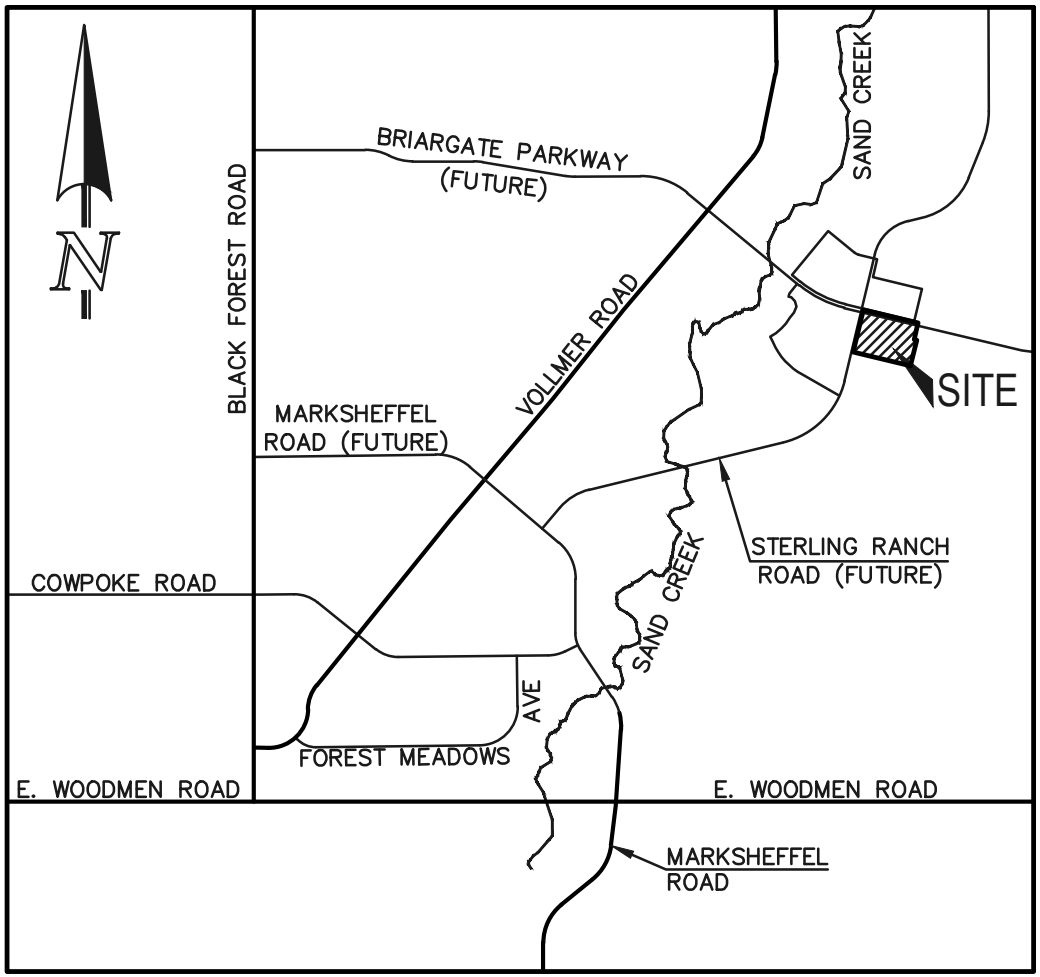
12. "Final Drainage Report for Sterling Ranch East Filing No. 1", prepared by Classic Consulting, approved July 2024.

APPENDIX

VICINITY MAP

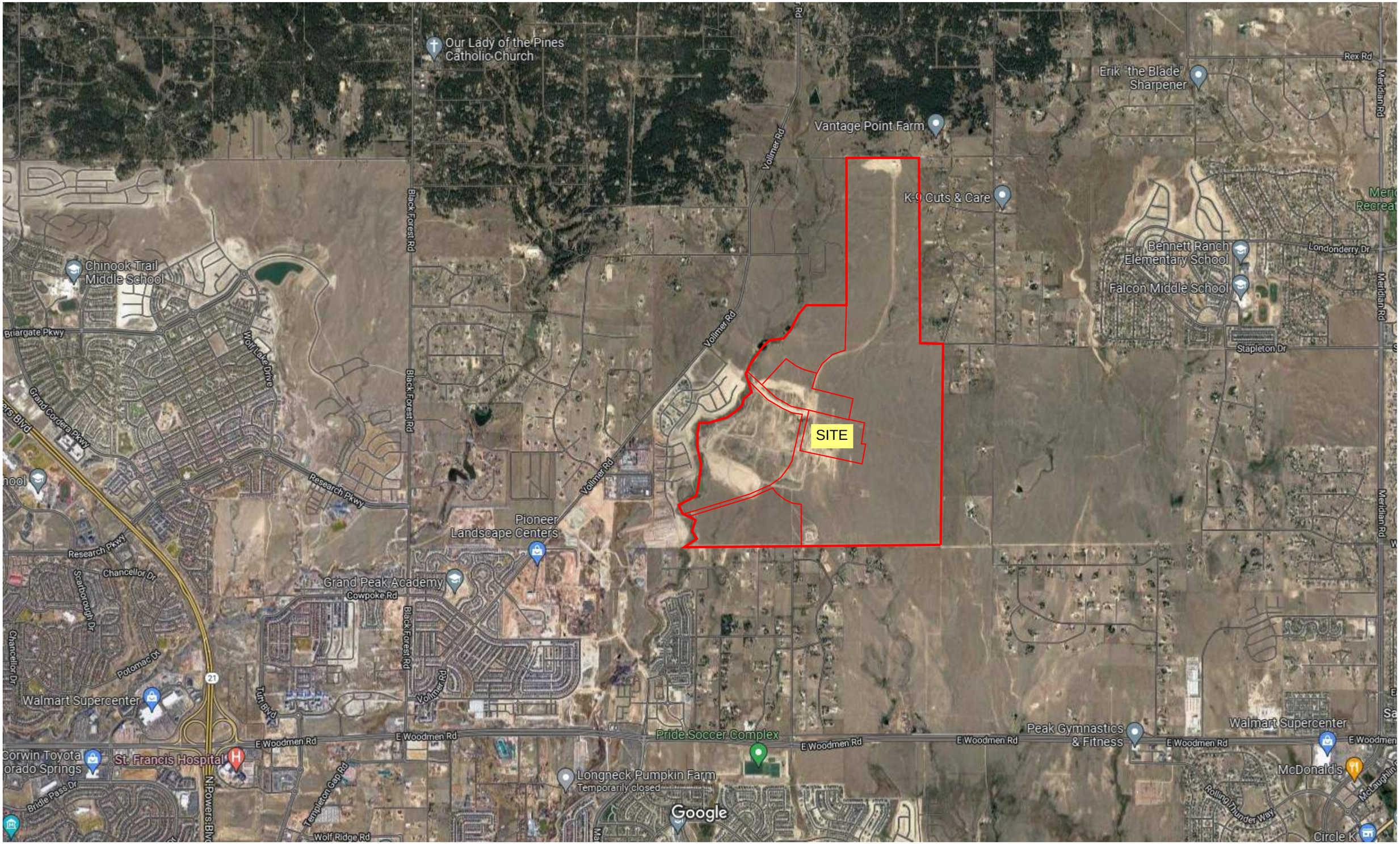
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

N:\118326\DRAWINGS\CONSTRUCTION\UTILITIES\01-118326 UTIL COVER.dwg, 9/30/2024 1:09:14 PM, 1:1



VICINITY MAP

NOT TO SCALE



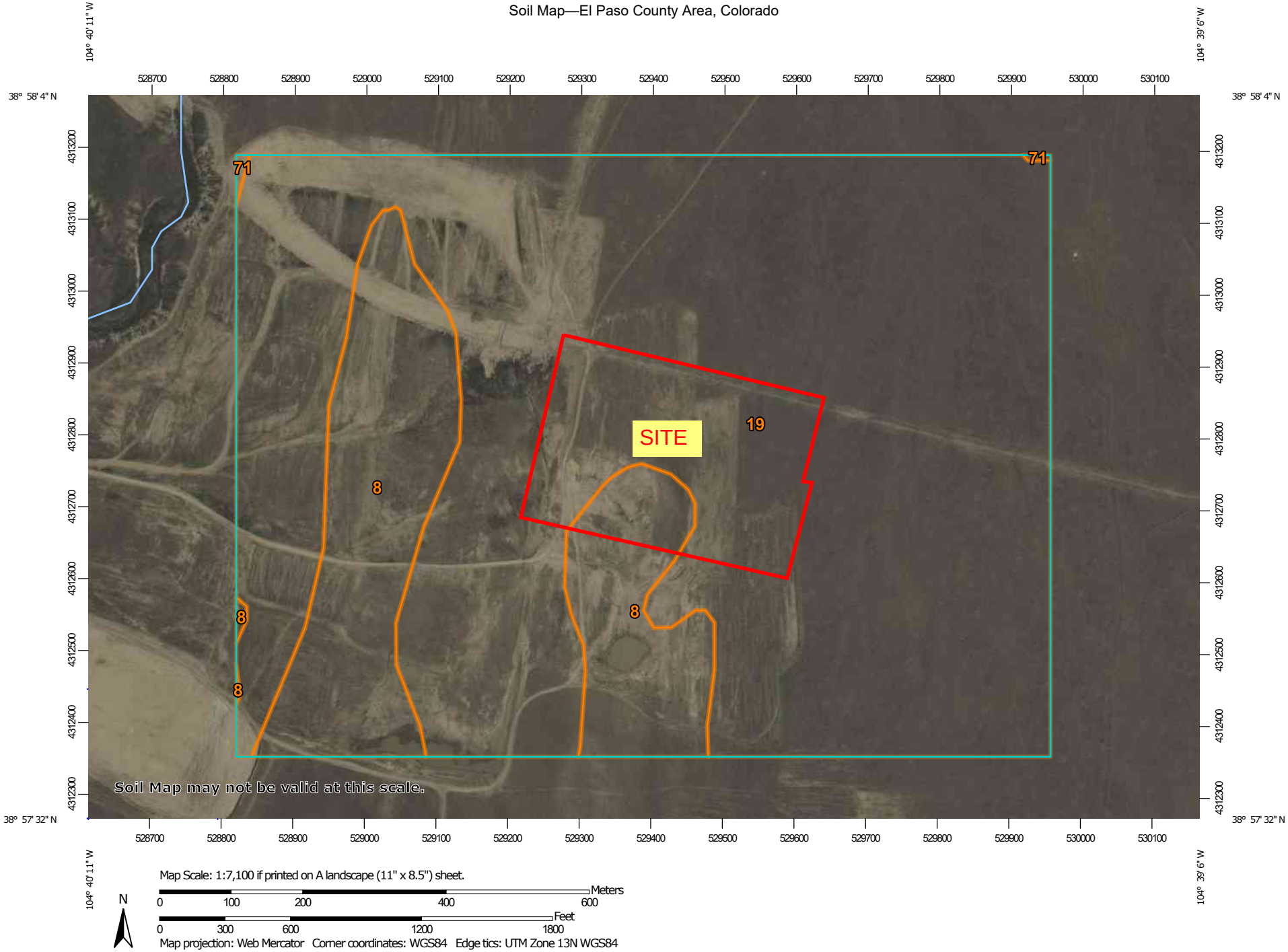
Imagery ©2022 Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2022 2000 ft

VICINITY MAP

SOILS MAP (S.C.S SURVEY)

CLASSIC SM
CONSULTING
ENGINEERS & SURVEYORS

Soil Map—El Paso County Area, Colorado



Map Scale: 1:7,100 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 19, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2018—Oct 20, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	43.6	18.4%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	192.4	81.5%
71	Pring coarse sandy loam, 3 to 8 percent slopes	0.2	0.1%
Totals for Area of Interest		**236.2**	**100.0%**

El Paso County Area, Colorado

8—Blakeland loamy sand, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: 369v
Elevation: 4,600 to 5,800 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, flats
Landform position (three-dimensional): Side slope, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock and/or eolian deposits derived from sedimentary rock

Typical profile

A - 0 to 11 inches: loamy sand
AC - 11 to 27 inches: loamy sand
C - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 1 percent
Hydric soil rating: No

Pleasant

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 19, Aug 31, 2021

El Paso County Area, Colorado

19—Columbine gravelly sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 367p
Elevation: 6,500 to 7,300 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 50 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Columbine and similar soils: 97 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Columbine

Setting

Landform: Flood plains, fan terraces, fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A - 0 to 14 inches: gravelly sandy loam
C - 14 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Fluvaquentic haplaquolls

Percent of map unit: 1 percent

Landform: Swales
Hydric soil rating: Yes

Other soils
Percent of map unit: 1 percent
Hydric soil rating: No

Pleasant
Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 19, Aug 31, 2021

F.E.M.A. MAP / LOMR (08-08-0541P)

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

EL PASO COUNTY
UNINCORPORATED AREAS
080059

SUBLETTE RD
IC FERRAN RD
TOLTEC LN
THOMAS RD
HUNTSMAN RD
RD
ON RD
GLENSIDE DR
WILDFLOWER RD
POCO RD
PINE MEADO
PINE CONE LN
FAWN LN
TANGLEWILD LN
BUCKSKI
21
22
28
29
32
33
27
ESSY RD
DERRINGTON CT
SHIPMAN LN
TAIGA LN
VOLLMER RD
BENNISON TER
MILLARD WAY
RAYGOR RD
PINE PARK TRL
ROCKI LN
SALBECK LN
RODGWICK HEIGHTS
FLAMING SUN DR
LIMIT OF STUDY
ARROYA LN
ZONE AE
DU
DT
DS
DR
DQ
DP
DO
DN
DM
DL
DK
DJ
DI
DH
7242
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7231
7225
7220
7216
7210
7205
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DK
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DM
DN
DO
DP
DQ
DR
DS
DT
DU
GLIDER LOOP
VOLLMER PL
MOJAVE DR
MUSTANG PL
MUSTANG RD
COCHISE RD
KENOSHA DR
PONCA RD
MAVERICK RD
MOHAWK RD
BRULE RD
OTO CIR
UNEL 0535
T. 12 S.
T. 13 S.
R 65 W
EL PASO COUNTY
UNINCORPORATED AREAS
080059
CITY OF COLORADO SPRINGS
080060
SITE

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D Boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
~ 513 ~ (EL 987) — Base Flood Elevation line and value; elevation in feet* / Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

(A)—(A) Cross section line
(23)—(23) Transect line
97° 07' 30.00" 32° 22' 30.00" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
1000-meter Universal Transverse Mercator grid ticks, zone 13
6000000 FT — 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection
DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
MARCH 17, 1997

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
150 0 300 600 METERS

NFIP
PANEL 0533G

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
EL PASO COUNTY, COLORADO
AND INCORPORATED AREAS

PANEL 533 OF 1300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLORADO SPRINGS, CITY OF	080060	0533	G
EL PASO COUNTY	080059	0533	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
08041C0533G

MAP REVISED
DECEMBER 7, 2018

Federal Emergency Management Agency

NFIP
PANEL 0535G

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
EL PASO COUNTY, COLORADO
AND INCORPORATED AREAS

PANEL 535 OF 1300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
COLORADO SPRINGS, CITY OF	080060	0535	G
EL PASO COUNTY	080059	0535	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
08041C0535G

MAP REVISED
DECEMBER 7, 2018

Federal Emergency Management Agency

PRELIMINARY HYDROLOGIC/HYDRAULIC DRAINAGE CALCULATIONS

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

JOB NAME: *STERLING RANCH EAST VILLAGES*
JOB NUMBER: *1183.26*
DATE: *11/18/24*
CALCULATED BY: *CMT*

Unresolved:
Indicate if this is existing or proposed conditions

existing basins are labeled EX# per the maps and text discussion

BASIN RUNOFF COEFFICIENT SUMMARY

BASIN	TOTAL AREA (AC)	C VALUE DCM TABLE 6-6						C VALUE DCM TABLE 6-6						WEIGHTED "C" V						WEIGHTED IMP.
		e	PERCENT IMP.	AREA (AC)	C(2)	C(5)	C(100)	LAND USE	PERCENT IMP.	AREA (AC)	C(2)	C(5)	C(100)	C(2)	C(5)	C(100)	CA(2)	CA(5)	CA(100)	PERCENT
A	3.04	RES 1/16	70.0%	3.04	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	1.55	1.64	1.98	70.0%
B	0.17	PAVEMENT	100.0%	0.15	0.89	0.90	0.96	LANDSCAPE	7.0%	0.02	0.02	0.08	0.35	0.80	0.82	0.90	0.14	0.14	0.15	90.7%
C	1.50	RES 1/16	70.0%	1.50	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	0.77	0.81	0.98	70.0%
D	0.15	PAVEMENT	100.0%	0.13	0.89	0.90	0.96	LANDSCAPE	7.0%	0.02	0.02	0.08	0.35	0.76	0.78	0.87	0.11	0.12	0.13	86.1%
E	5.44	RES 1/16	70.0%	4.22	0.51	0.54	0.65	LANDSCAPE	7.0%	1.22	0.02	0.08	0.35	0.40	0.44	0.58	2.18	2.38	3.17	55.9%
I	1.05	RES 1/16	70.0%	1.05	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	0.54	0.57	0.68	70.0%
J	2.11	RES 1/16	70.0%	1.32	0.51	0.54	0.65	LANDSCAPE	7.0%	0.79	0.02	0.08	0.35	0.33	0.37	0.54	0.69	0.78	1.13	46.4%
K	3.86	RES 1/16	70.0%	3.86	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	1.97	2.08	2.51	70.0%
L	2.75	RES 1/16	70.0%	1.71	0.51	0.54	0.65	LANDSCAPE	7.0%	1.04	0.02	0.08	0.35	0.32	0.37	0.54	0.89	1.01	1.48	46.2%
M	2.98	RES 1/16	70.0%	2.98	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	1.52	1.61	1.94	70.0%
N	3.01	RES 1/16	70.0%	3.01	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	1.54	1.63	1.96	70.0%
O	2.73	RES 1/16	70.0%	2.73	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	1.39	1.47	1.77	70.0%
P	1.39	PAVEMENT	100.0%	1.11	0.89	0.90	0.96	LANDSCAPE	7.0%	0.28	0.02	0.08	0.35	0.72	0.74	0.84	1.00	1.02	1.16	81.4%
Q	0.36	PAVEMENT	100.0%	0.36	0.89	0.90	0.96	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.89	0.90	0.96	0.32	0.32	0.35	100.0%
R	0.28	PAVEMENT	100.0%	0.28	0.89	0.90	0.96	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.89	0.90	0.96	0.25	0.25	0.27	100.0%
S	0.65	RES 1/16	70.0%	0.65	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	0.33	0.35	0.42	70.0%
T	0.21	PAVEMENT	100.0%	0.21	0.89	0.90	0.96	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.89	0.90	0.96	0.19	0.19	0.20	100.0%
U	0.21	PAVEMENT	100.0%	0.18	0.89	0.90	0.96	LANDSCAPE	7.0%	0.03	0.02	0.08	0.35	0.76	0.78	0.87	0.16	0.16	0.18	86.1%
V	2.64	RES 1/16	70.0%	0.00	0.51	0.54	0.65	LANDSCAPE	7.0%	2.64	0.02	0.08	0.35	0.02	0.08	0.35	0.05	0.21	0.92	7.0%
W	0.59	RES 1/16	70.0%	0.59	0.51	0.54	0.65	LANDSCAPE	7.0%	0.00	0.02	0.08	0.35	0.51	0.54	0.65	0.30	0.32	0.38	70.0%
X	4.39	PAVEMENT	100.0%	3.73	0.89	0.90	0.96	LANDSCAPE	7.0%	0.66	0.02	0.08	0.35	0.76	0.78	0.87	3.33	3.41	3.81	86.1%
BASIN TOTAL	**39.51**																			

JOB NAME:	***STERLING RANCH EAST VILLAGES***
JOB NUMBER:	***1183.26***
DATE:	***03/28/03***
CALC'D BY:	***CMT***

Return Period	1-Hour Depth
2	1.19
5	1.50
10	1.75
25	2.00
50	2.25
100	2.52

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{0.33}} \qquad V = C_v S_w^{0.5} \qquad Tc = L/V$$

Table 6-7. Conveyance Coefficient, C_v

Type of Land Surface	C_v
Heavy meadow	2.5
Tillage/field	5
Riprap (not buried)*	6.5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

$t_c = \frac{L}{180} + 10$

*For buried riprap, select C_v value based on type of vegetative cover.

BASIN RUNOFF SUMMARY

BASIN	WEIGHTED			OVERLAND				STREET / CHANNEL FLOW				Tc	INTENSITY			TOTAL FLOWS		
	CA(2)	CA(5)	CA(100)	C(5)	Length (ft)	Height (ft)	Tc (min)	Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	TOTAL (min)	I(2) (in/hr)	I(5) (in/hr)	I(100) (in/hr)	Q(2) (cfs)	Q(5) (cfs)	Q(100) (cfs)
A	1.55	1.64	1.98	0.08	40	1	8.6	300	1.5%	2.4	2.0	10.6	3.22	4.03	6.77	5.0	**6.6**	**13.4**
B	0.14	0.14	0.15	0.08	10	0.2	4.6	300	1.5%	2.4	2.0	6.7	3.78	4.74	7.95	0.5	**0.7**	**1.2**
C	0.77	0.81	0.98	0.08	40	1	8.6	300	1.5%	2.4	2.0	10.6	3.22	4.03	6.77	2.5	**3.3**	**6.6**
D	0.11	0.12	0.13	0.08	10	0.5	3.4	100	1.0%	2.0	0.8	5.0	4.12	5.17	8.68	0.5	**0.6**	**1.1**
E	2.18	2.38	3.17	0.08	40	1	8.6	750	1.5%	2.4	5.1	13.7	2.92	3.66	6.14	6.4	**8.7**	**19.5**
I	0.54	0.57	0.68	0.08	100	2	14.7	225	1.5%	2.4	1.5	16.2	2.72	3.41	5.72	1.5	**1.9**	**3.9**
J	0.69	0.78	1.13	0.08	100	2	14.7	450	1.5%	2.4	3.1	17.7	2.61	3.27	5.49	1.8	**2.5**	**6.2**
K	1.97	2.08	2.51	0.08	100	2	14.7	630	1.5%	2.4	4.3	18.9	2.54	3.17	5.32	5.0	**6.6**	**13.4**
L	0.89	1.01	1.48	0.08	100	2	14.7	610	1.5%	2.4	4.2	18.8	2.54	3.18	5.34	2.3	**3.2**	**7.9**
M	1.52	1.61	1.94	0.08	100	2	14.7	600	1.5%	2.4	4.1	18.7	2.55	3.19	5.35	3.9	**5.1**	**10.4**
N	1.54	1.63	1.96	0.08	100	2	14.7	600	1.5%	2.4	4.1	18.7	2.55	3.19	5.35	3.9	**5.2**	**10.5**
O	1.39	1.47	1.77	0.08	100	2	14.7	600	1.5%	2.4	4.1	18.7	2.55	3.19	5.35	3.5	**4.7**	**9.5**
P	1.00	1.02	1.16	0.08	40	1	8.6	600	1.5%	2.4	4.1	12.7	3.01	3.77	6.33	3.0	**3.9**	**7.4**
Q	0.32	0.32	0.35	0.08	15	0.3	5.7	400	1.5%	2.4	2.7	8.4	3.50	4.39	7.37	1.1	**1.4**	**2.5**
R	0.25	0.25	0.27	0.08	15	0.3	5.7	400	1.5%	2.4	2.7	8.4	3.50	4.39	7.37	0.9	**1.1**	**2.0**
S	0.33	0.35	0.42	0.08	40	1	8.6	300	1.5%	2.4	2.0	10.6	3.22	4.03	6.77	1.1	**1.4**	**2.9**

JOB NAME:	***STERLING RANCH EAST VILLAGES***
JOB NUMBER:	***1183.26***
DATE:	***03/28/03***
CALC'D BY:	***CMT***

Return Period	1-Hour Depth
2	1.19
5	1.50
10	1.75
25	2.00
50	2.25
100	2.52

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{0.33}} \qquad V = C_v S_w^{0.5} \qquad Tc = L/V$$

Table 6-7. Conveyance Coefficient, C_v

Type of Land Surface	C_v
Heavy meadow	2.5
Tillage/field	5
Riprap (not buried)*	6.5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

$t_c = \frac{L}{180} + 10$

* For buried riprap, select C_v value based on type of vegetative cover.

BASIN RUNOFF SUMMARY

BASIN	WEIGHTED			OVERLAND				STREET / CHANNEL FLOW				Tc	INTENSITY			TOTAL FLOWS		
	CA(2)	CA(5)	CA(100)	C(5)	Length (ft)	Height (ft)	Tc (min)	Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	TOTAL (min)	I(2) (in/hr)	I(5) (in/hr)	I(100) (in/hr)	Q(2) (cfs)	Q(5) (cfs)	Q(100) (cfs)
T	0.19	0.19	0.20	0.08	15	0.3	5.7	150	1.5%	2.4	1.0	6.7	3.77	4.73	7.94	0.7	**0.9**	**1.6**
U	0.16	0.16	0.18	0.08	15	0.3	5.7	150	1.5%	2.4	1.0	6.7	3.77	4.73	7.94	0.6	**0.8**	**1.4**
V	0.05	0.21	0.92	0.08	40	1	8.6	580	1.5%	2.4	3.9	12.6	3.02	3.79	6.36	0.2	**0.8**	**5.9**
W	0.30	0.32	0.38	0.08	100	2	14.7	160	2.0%	2.8	0.9	15.6	2.77	3.46	5.81	0.8	**1.1**	**2.2**
X	3.33	3.41	3.81	0.08	25	1	5.8	1200	1.5%	2.4	8.2	14.0	2.90	3.63	6.09	9.7	**12.4**	**23.2**

JOB NAME: *STERLING RANCH EAST VILLAGES*
JOB NUMBER: *1183.26*
DATE: *11/18/24*
CALCULATED BY: *CMT*

*ALL STORM SEWER TO BE PRIVATE UNLESS OTHERWISE NOTED

this is discussed in text, labled as at-grade if applicable

Indicate if inlets are sump or at-grade

SURFACE ROUTING SUMMARY

Design Point(s)	Contributing Basins / Design Point	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		Facility/ Inlet Size*
					I(5)	I(100)	Q(5)	Q(100)	
1	BASIN A	1.64	1.98	10.6	4.03	6.77	6.6	13.4	10' INLET
2	BASIN B	0.14	0.15	6.7	4.74	7.95	0.7	1.2	5' INLET
3	BASIN C & E	3.19	4.15	13.7	3.66	6.14	11.7	25.4	COMBINED W/ DP 4
4	BASIN D	0.12	0.13	5.0	5.17	8.68	0.6	1.1	(2) 10' INLETS
5	BASIN I, J, K	3.43	4.33	18.9	3.17	5.32	10.9	23.0	(2) 10' INLETS
6	BASIN L & S	1.36	1.90	18.8	3.18	5.34	4.3	10.1	(2) 5' INLETS
7	BASIN O	1.47	1.77	18.7	3.19	5.35	4.7	9.5	(2) 5' INLETS
8	BASIN P	1.02	1.16	12.7	3.77	6.33	3.9	7.4	5' INLET
9	BASIN Q	0.32	0.35	8.4	4.39	7.37	1.4	2.5	5' INLET
10	BASIN N	1.63	1.96	18.7	3.19	5.35	5.2	10.5	(2) 5' INLETS
11	BASIN M	1.61	1.94	18.7	3.19	5.35	5.1	10.4	(2) 5' INLETS
12	BASIN R	0.25	0.27	8.4	4.39	7.37	1.1	2.0	5' INLET

Inlets?

edited

Add note at bottom of table that Basins T-X do not have design poinits.

How do Basins L & S combine when they are on opposite sides of the street? It appears that DP 6 should be for Basin S and flowby from DP5 and Basin L should have it's own design point.

edited

JOB NAME: ***STERLING RANCH EAST VILLAGES***
JOB NUMBER: ***1183.26***
DATE: ***11/18/24***
CALCULATED BY: ***CMT***

* PIPES ARE LISTED AT MAXIMUM SIZE REQUIRED TO ACCOMMODATE Q100 FLOWS AT MINIMUM SLOPE.
REFER TO INDIVIDUAL PIPE SHEETS FOR HYDRAULIC INFORMATION.
PIPES ARE TO BE PRIVATE UNLESS OTHERWISE NOTED.
PRIVATE STORM MATERIALS TO BE RCP OR DOUBLE WALL POLYPROPYLENE (DWPP) TO BE SELECTED BY CONTRACTOR

PIPE ROUTING SUMMARY

Pipe Run	Contributing Basin / Design Point / Pipe Run	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		
					I(5)	I(100)	Q(5)	Q(100)	Pipe Size*
1	DP1	1.64	1.98	10.6	4.03	6.77	6.6	13.4	24" RCP
2	DP2	0.14	0.15	6.7	4.74	7.95	0.7	1.2	18" RCP
3	PIPE 1 + 2	1.78	2.13	10.6	4.03	6.77	7.2	14.4	24" RCP
4	DP3	3.19	4.15	13.71	3.66	6.14	11.7	25.4	30" RCP
5	DP4	0.12	0.13	5.00	5.17	8.68	0.6	1.1	18" RCP
6	PIPE 3 + 4 + 5	5.09	6.41	13.7	3.66	6.14	18.6	39.3	36" RCP
7	DP5	3.43	4.33	18.94	3.17	5.32	10.9	23.0	30" RCP
8	1/2 DP6	0.68	0.95	18.8	3.18	5.34	2.2	5.1	18" RCP
9	PIPE 6 + 7 + 8	9.19	11.68	18.9	3.17	5.32	29.1	62.2	36" RCP @ 0.8%
10	DP7	1.47	1.77	18.73	3.19	5.35	4.7	9.5	24" RCP @ 0.5%
11	DP8	1.02	1.16	12.69	3.77	6.33	3.9	7.4	18" RCP @ 0.5%
12	DP9	0.32	0.35	8.40	4.39	7.37	1.4	2.5	18" RCP @ 0.5%
13	PIPE 10+ 11 + 12	2.82	3.28	18.7	3.19	5.35	9.0	17.6	30" RCP @ 0.5%

JOB NAME:	***STERLING RANCH EAST VILLAGES***
JOB NUMBER:	***1183.26***
DATE:	***11/18/24***
CALCULATED BY:	***CMT***

* PIPES ARE LISTED AT MAXIMUM SIZE REQUIRED TO ACCOMMODATE Q100 FLOWS AT MINIMUM SLOPE.
REFER TO INDIVIDUAL PIPE SHEETS FOR HYDRAULIC INFORMATION.
PIPES ARE TO BE PRIVATE UNLESS OTHERWISE NOTED.
PRIVATE STORM MATERIALS TO BE RCP OR DOUBLE WALL POLYPROPYLENE (DWPP) TO BE SELECTED BY CONTRACTOR

PIPE ROUTING SUMMARY

Pipe Run	Contributing Basin / Design Point / Pipe Run	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		
					I(5)	I(100)	Q(5)	Q(100)	Pipe Size*
14	DP10	1.63	1.96	18.73	3.19	5.35	5.2	10.5	24" RCP @ 0.5%
15	PIPE 13 + 14	4.45	5.24	18.7	3.19	5.35	14.2	28.0	30" RCP @ 0.5%
16	DP11	1.61	1.94	18.73	3.19	5.35	5.1	10.4	24" RCP @ 0.5%
17	PIPE 15 + 16	6.06	7.18	18.7	3.19	5.35	19.3	38.4	36" RCP @ 0.5%
18	1/2 DP6	0.68	0.95	18.8	3.18	5.34	2.2	5.1	18" RCP @ 0.5%
19	DP12	0.25	0.27	8.40	4.39	7.37	1.1	2.0	18" RCP @ 0.5%
20	PIPE 17 + 18 + 19	6.99	8.40	18.8	3.18	5.34	22.2	44.8	36" RCP @ 0.5%
21	PIPE 9 + 20	16.18	20.08	18.9	3.17	5.32	51.3	106.9	48" RCP

REFERENCE APPROVED FINAL DRAINAGE REPORT FOR

STERLING RANCH EAST FILING NO. 1

CLASSIC CONSULTING ENGINEERS & SURVEYORS

FINAL DRAINAGE REPORT
FOR
STERLING RANCH EAST FILING NO. 1

November 2022

Prepared for:
CLASSIC SRJ LAND, LLC
2138 Flying Horse Club Dr.
COLORADO SPRINGS CO 80921
(719) 592-9333

Prepared by:
CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS CO 80903
(719) 785-0790

Job no. 2183.30
PCD File # SF2235

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 El Paso County 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.

COLORADO LICENSED KYLE RAYE CAMPBELL 29794 PROFESSIONAL ENGINEER

Kyle R Campbell, Colorado P.E. #29794 — Date 02/28/24

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: Classic SRJ Land, LLC

By:

Title: VICE PRESIDENT

Address: 2138 Flying Horse Club Dr.

Colorado Springs, CO 80921

EL PASO COUNTY ONLY:

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

Gilbert LaForce, P.E. Digitally signed by Gilbert LaForce, P.E. Reason: On Behalf of the County Engineer Date: 2024.07.02 15:58:09-06'00' — Date 07/02/2024

For County Engineer / ECM Administrator — Date

Conditions:

CLASSIC CONSULTING ENGINEERS & SURVEYORS

JOB NAME: *Sterling Ranch East Filing No. 1*
JOB NUMBER: *1183.30*
DATE: *08/04/22*
CALCULATED BY: *MAL*

FINAL DRAINAGE REPORT ~ BASIN RUNOFF COEFFICIENT SUMMARY (DEVELOPED CONDITIONS)

		IMPERVIOUS AREA / STREETS			LOTS/LANDSCAPE/UNDEV. AREAS (NOT PAVEMENT)				WEIGHTED		WEIGHTED CA	
BASIN	TOTAL AREA (AC)	AREA (AC)	C(5)	C(100)	AREA (AC)	LAND USE	C(5)	C(100)	C(5)	C(100)	**CA(5)**	**CA(100)**
TT	1.63	0.08	0.90	0.96	1.55	OPEN	0.08	0.35	0.12	0.38	**0.20**	**0.62**
CH-1	27.11	0.00	0.90	0.96	27.11	OPEN	0.08	0.35	0.08	0.35	**2.17**	**9.49**
CH-2	10.62	0.00	0.90	0.96	10.62	OPEN	0.08	0.35	0.08	0.35	**0.85**	**3.72**
P1-A1	4.45	3.12	0.90	0.96	1.33	OPEN	0.08	0.35	0.65	0.78	**2.91**	**3.46**
P1-A2	6.59	4.20	0.90	0.96	2.01	OPEN	0.08	0.35	0.62	0.75	**4.11**	**4.96**
					0.38	S/F	0.45	0.59				
P1-A3	1.83	1.37	0.90	0.96	0.46	OPEN	0.08	0.35	0.69	0.81	**1.27**	**1.48**
P1-A4	1.64	1.22	0.90	0.96	0.42	OPEN	0.08	0.35	0.69	0.80	**1.13**	**1.32**
P1-A5	1.86	1.01	0.90	0.96	0.85	OPEN	0.08	0.35	0.53	0.68	**0.98**	**1.27**
					0.00	S/F	0.45	0.59				
P1-A6	3.55	1.97	0.90	0.96	1.58	OPEN	0.08	0.35	0.54	0.69	**1.90**	**2.44**
P1-A7	3.11	1.06	0.90	0.96	1.11	OPEN	0.08	0.35	0.47	0.63	**1.47**	**1.96**
					0.94	S/F	0.45	0.59				
P2-B1	1.82	1.19	0.90	0.96	0.63	OPEN	0.08	0.35	0.62	0.75	**1.12**	**1.36**
P2-B2	1.87	1.17	0.90	0.96	0.70	OPEN	0.08	0.35	0.59	0.73	**1.11**	**1.37**
P2-B3	1.55	0.98	0.90	0.96	0.57	OPEN	0.08	0.35	0.60	0.74	**0.93**	**1.14**
P2-B4	1.64	1.00	0.90	0.96	0.64	OPEN	0.08	0.35	0.58	0.72	**0.95**	**1.18**
P2-B5	0.97	0.66	0.90	0.96	0.31	OPEN	0.08	0.35	0.64	0.77	**0.62**	**0.74**
P2-B6	1.07	0.67	0.90	0.96	0.40	OPEN	0.08	0.35	0.59	0.73	**0.64**	**0.78**
P2-B7	1.62	0.80	0.90	0.96	0.82	OPEN	0.08	0.35	0.48	0.65	**0.79**	**1.06**
P2-B8	1.21	0.80	0.90	0.96	0.41	OPEN	0.08	0.35	0.62	0.75	**0.75**	**0.91**
P2-B9	2.08	1.60	0.90	0.96	0.48	OPEN	0.08	0.35	0.71	0.82	**1.48**	**1.70**
P2-B10	2.31	1.64	0.90	0.96	0.67	OPEN	0.08	0.35	0.66	0.78	**1.53**	**1.81**
P2-C2	1.73	1.26	0.90	0.96	0.47	OPEN	0.08	0.35	0.68	0.79	**1.17**	**1.37**
P2-S1	36.59	0.00	0.90	0.96	36.59	SCHOOL	0.42	0.61	0.42	0.61	**15.37**	**22.32**
P2-S1 (UNDEV)	36.59	0.00	0.90	0.96	36.59	OPEN	0.08	0.35	0.08	0.35	**2.93**	**12.81**

JOB NAME: **Sterling Ranch East Filing No. 1**
JOB NUMBER: **1183.30**
DATE: **8/4/2022**
CALC'D BY: **MAL**

FINAL DRAINAGE REPORT ~ BASIN RUNOFF SUMMARY (DEVELOPED CONDITIONS)

BASIN	WEIGHTED		OVERLAND				STREET / CHANNEL FLOW				Tc	INTENSITY		TOTAL FLOWS	
	CA(5)	CA(100)	C(5)	Length (ft)	Height (ft)	Tc (min)	Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	TOTAL (min)	I(5) (in/hr)	I(100) (in/hr)	Q(5) (cfs)	Q(100) (cfs)
RR	0.48	2.10	0.08	100	25	6.4	360	1.0%	3.5	1.7	8.1	4.45	7.47	**2.1**	**15.7**
SS	0.27	0.43	0.45	60	7	4.0	150	2.0%	4.9	0.5	5.0	5.17	8.68	**1.4**	**3.7**
TT	0.20	0.62	0.08	40	1	8.6	400	2.0%	4.9	1.3	10.0	4.14	6.94	**0.8**	**4.3**
CH-1	2.17	9.49	0.08	100	18	7.1	3050	1.6%	4.4	11.5	18.6	3.20	5.37	**6.9**	**51.0**
CH-2	0.85	3.72	0.08	100	25	6.4	475	0.5%	2.5	3.2	9.6	4.20	7.04	**3.6**	**26.2**
P1-A1	2.91	3.46	0.08	10	0.5	3.4	2350	0.9%	3.3	11.8	15.2	3.50	5.87	**10.2**	**20.3**
P1-A2	4.11	4.96	0.08	10	0.5	3.4	2350	0.9%	3.3	11.8	15.2	3.50	5.87	**14.4**	**29.1**
P1-A3	1.27	1.48	0.08	10	0.5	3.4	780	0.9%	3.3	3.9	7.3	4.59	7.71	**5.8**	**11.4**
P1-A4	1.13	1.32	0.08	10	0.5	3.4	780	0.9%	3.3	3.9	7.3	4.59	7.71	**5.2**	**10.2**
P1-A5	0.98	1.27	0.08	10	0.5	3.4	600	1.0%	3.5	2.9	6.3	4.83	8.10	**4.7**	**10.3**
P1-A6	1.90	2.44	0.08	10	0.5	3.4	1250	1.0%	3.5	6.0	9.4	4.23	7.09	**8.0**	**17.3**
P1-A7	1.47	1.96	0.08	10	0.5	3.4	650	1.0%	3.5	3.1	6.5	4.77	8.01	**7.0**	**15.7**
P2-B1	1.12	1.36	0.08	10	0.5	3.4	1100	2.2%	5.2	3.5	7.0	4.67	7.85	**5.2**	**10.7**
P2-B2	1.11	1.37	0.08	10	0.5	3.4	1100	2.2%	5.2	3.5	7.0	4.67	7.85	**5.2**	**10.7**

JOB NAME: **Sterling Ranch East Filing No. 1**
JOB NUMBER: **1183.30**
DATE: **8/4/2022**
CALC'D BY: **MAL**

FINAL DRAINAGE REPORT ~ BASIN RUNOFF SUMMARY (DEVELOPED CONDITIONS)

BASIN	WEIGHTED		OVERLAND				STREET / CHANNEL FLOW				Tc	INTENSITY		TOTAL FLOWS	
	CA(5)	CA(100)	C(5)	Length (ft)	Height (ft)	Tc (min)	Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	TOTAL (min)	I(5) (in/hr)	I(100) (in/hr)	Q(5) (cfs)	Q(100) (cfs)
P2-B3	0.93	1.14	0.08	10	0.5	3.4	980	1.6%	4.4	3.7	7.1	4.64	7.79	**4.3**	**8.9**
P2-B4	0.95	1.18	0.08	10	0.5	3.4	980	1.6%	4.4	3.7	7.1	4.64	7.79	**4.4**	**9.2**
P2-B5	0.62	0.74	0.08	10	0.5	3.4	615	1.6%	4.4	2.3	5.7	4.96	8.33	**3.1**	**6.2**
P2-B6	0.64	0.78	0.08	10	0.5	3.4	615	1.6%	4.4	2.3	5.7	4.96	8.33	**3.2**	**6.5**
P2-B7	0.79	1.06	0.08	10	0.5	3.4	760	1.6%	4.4	2.9	6.3	4.83	8.10	**3.8**	**8.5**
P2-B8	0.75	0.91	0.08	10	0.5	3.4	760	1.6%	4.4	2.9	6.3	4.83	8.10	**3.6**	**7.4**
P2-B9	1.48	1.70	0.08	10	0.5	3.4	770	2.3%	5.3	2.4	5.8	4.94	8.29	**7.3**	**14.1**
P2-B10	1.53	1.81	0.08	10	0.5	3.4	770	2.3%	5.3	2.4	5.8	4.94	8.29	**7.5**	**15.0**
P2-C2	1.17	1.37	0.08	10	0.5	3.4	610	3.4%	6.5	1.6	5.0	5.17	8.68	**6.1**	**11.9**
P2-S1	15.37	22.32									16.5	3.38	5.67	**51.9**	**126.6**
P2-S1 (UNDEV)	2.93	12.81	0.08	300	8	23.1	1760	1.4%	4.1	7.1	30.2	2.47	4.15	**7.2**	**53.2**

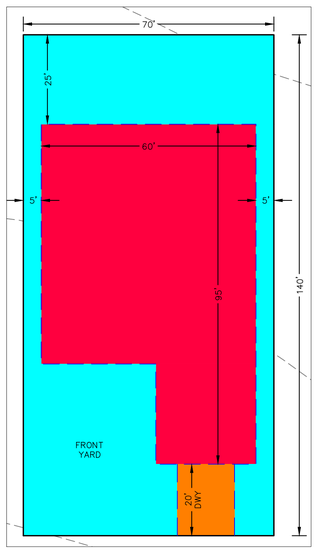
JOB NAME: *Sterling Ranch East Filing No. 1*
JOB NUMBER: *1183.30*
DATE: *08/04/22*
CALCULATED BY: *MAL*

FINAL DRAINAGE REPORT ~ SURFACE ROUTING SUMMARY (DEVELOPED CONDITIONS)

Design Point(s)	Contributing Basins	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		Inlet Size
					I(5)	I(100)	Q(5)	Q(100)	
1	BASIN P1-A1	2.91	3.46	15.2	3.50	5.87	10.2	20.3	EX. 20' AT-GRADE
2	BASIN P1-A2	4.11	4.96	15.2	3.50	5.87	14.4	29.1	EX. 20' AT-GRADE
3	BASIN P1-A4 + Flow-By DP-1	1.13	1.90	7.3	4.59	7.71	5.2	14.7	EX. 15' AT-GRADE
4	BASIN P1-A3 + Flow-By DP-2	1.61	3.08	15.2	3.50	5.87	5.6	18.1	EX. 15' AT-GRADE
5	BASIN P1-A7	1.47	1.96	6.5	4.77	8.01	7.0	15.7	FUT. 15' AT-GRADE
6	BASIN P1-A5 + BASIN P1-C2 + Flow-By DP-4 + Flow-By DP-5	2.15	3.94	6.5	4.77	8.01	10.3	31.6	20' SUMP
7	BASIN P1-A6	1.90	2.44	9.4	4.23	7.09	8.0	17.3	15' SUMP
8	BASIN P2-B2	1.11	1.37	7.0	4.67	7.85	5.2	10.7	EX. 10' AT-GRADE
9	BASIN P2-B1 + Flow-By DP-3	1.12	1.75	7.0	4.67	7.85	5.2	13.7	EX. 10' AT-GRADE
10	BASIN X	1.54	1.91	11.7	3.90	6.54	6.0	12.5	15' SUMP

DRAINAGE MAPS

CLASSIC SM
CONSULTING
ENGINEERS & SURVEYORS



TYPICAL HOME LOT

UIA = 55% OF LOT AREA
DCIA = 0.72% OF LOT AREA
RPA = 44.28% OF LOT AREA

- FUTURE SCHOOL SITE – ESTIMATED 13.94 AC. DCIA, 1.51 AC. UIA, 3.46 AC. RPA, 17.68 AC. SPA
- HOME LOTS (SEE BREAKDOWN ABOVE)
- SPA – SEPARATE PERVIOUS AREA
- UIA – UNCONNECTED IMPERVIOUS AREA
- DCIA – DIRECTLY CONNECTED IMPERVIOUS AREA
- RPA – RECEIVING PERVIOUS AREA

VOLLMER ROAD
BRIARGATE PARKWAY
SAND CREEK
FUTURE BRIARGATE PARKWAY
POCATELLO TRAIL
CLEARLAKE WAY
SANTA CLARA PL
NEWPORT BEACH DRIVE
LONG BEACH TERRACE
SAN DIEGO WAY
WESTMONT DRIVE
PALO ALTO TRAIL
STERLING RANCH ROAD
POND 14A

250 125 0 250 500

SCALE: 1" = 250'

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 1

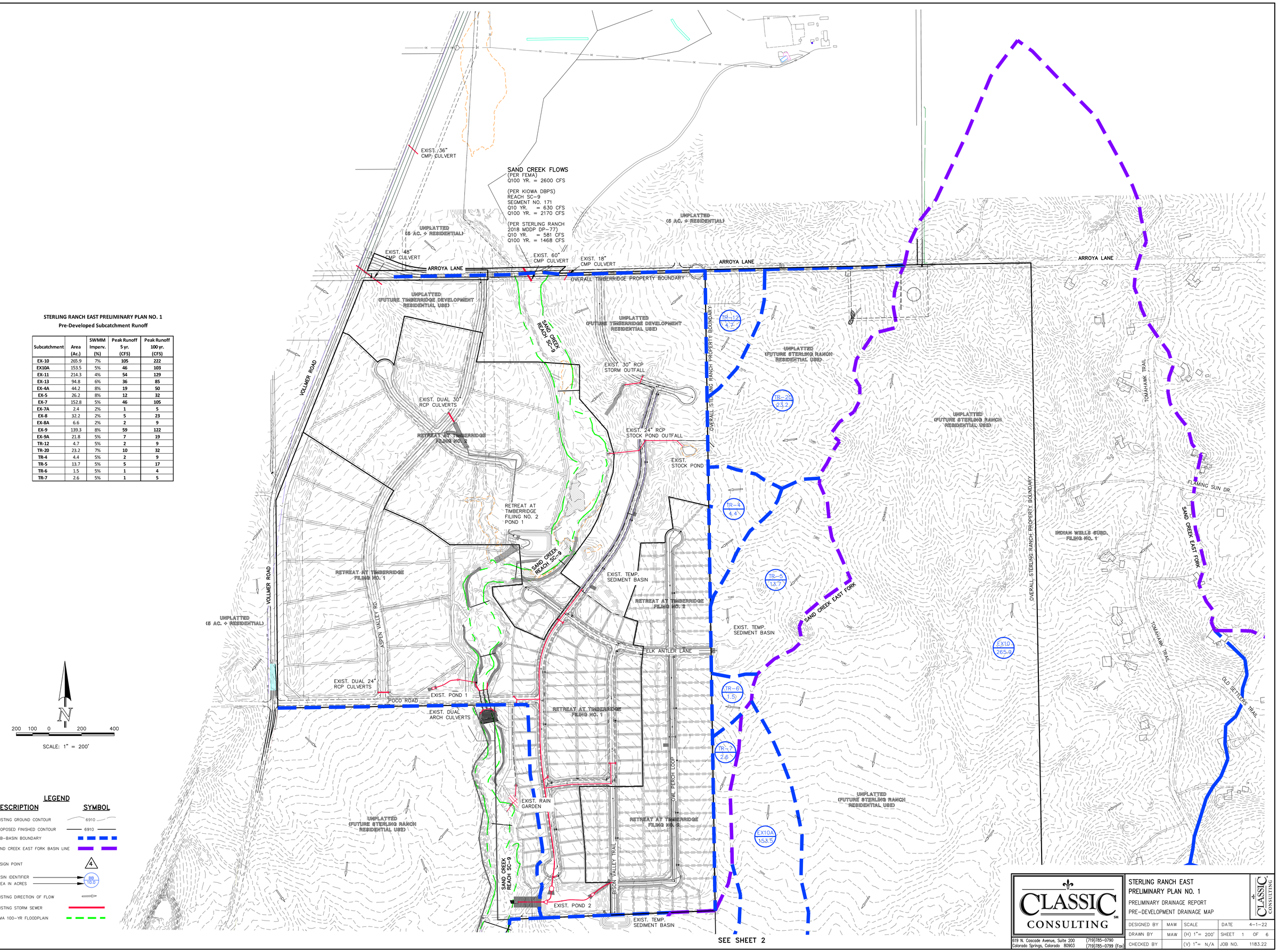
FINAL DRAINAGE REPORT
TRIBUTARY AREA TO PROPOSED POND 14A

DESIGNED BY	MAL	SCALE	DATE 10/27/22
DRAWN BY	MAL	(H) 1"= 250'	SHEET 1 OF 1
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.30

N:\1183\01\DRAWINGS\DEVELOPMENT\TRIB-AREA-IMPERVIOUS.dwg, 4/3/2023 10:28:26 AM, 1:1

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Subcatchment Runoff

Subcatchment	Area (Ac.)	SWMM Imperv. (%)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
EX-10	265.9	7%	105	222
EX10A	153.5	5%	46	103
EX-11	214.3	4%	54	129
EX-13	94.8	6%	36	85
EX-4A	44.2	8%	19	50
EX-5	26.2	8%	12	32
EX-7	152.8	5%	46	105
EX-7A	2.4	2%	1	5
EX-8	32.2	2%	5	23
EX-8A	6.6	2%	2	9
EX-9	139.3	8%	59	122
EX-9A	21.8	5%	7	19
TR-12	4.7	5%	2	9
TR-20	23.2	7%	10	32
TR-4	4.4	5%	2	9
TR-5	13.7	5%	5	17
TR-6	1.5	5%	1	4
TR-7	2.6	5%	1	5



200 100 0 200 400

SCALE: 1" = 200'

LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
SUB-BASIN BOUNDARY	
SAND CREEK EAST FORK BASIN LINE	
DESIGN POINT	4
BASIN IDENTIFIER / AREA IN ACRES	BB 10.0
EXISTING DIRECTION OF FLOW	
EXISTING STORM SEWER	
FEMA 100-YR FLOODPLAIN	

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

STERLING RANCH EAST
PRELIMINARY PLAN NO. 1
PRELIMINARY DRAINAGE REPORT
PRE-DEVELOPMENT DRAINAGE MAP

DESIGNED BY	MAW	SCALE		DATE	4-1-22
DRAWN BY	MAW	(H) 1"= 200'		SHEET	1 OF 6
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183\05\DRAWINGS\DEVELOPMENT\FIL1-1-FDR-EXST.mxd, 3/20/2023 12:28:02 PM, 1:1

SEE SHEET 1

LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
SUB-BASIN BOUNDARY	
SAND CREEK EAST FORK BASIN LINE	
DESIGN POINT	4
BASIN IDENTIFIER / AREA IN ACRES	BB / 10.0
EXISTING DIRECTION OF FLOW	
EXISTING STORM SEWER	
FEMA 100-YR FLOODPLAIN	

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Subcatchment Runoff

Subcatchment	Area (Ac.)	SWMM Imperv. (%)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
EX-10	265.9	7%	105	222
EX10A	153.5	5%	46	103
EX-11	214.3	4%	54	129
EX-13	94.8	6%	36	85
EX-4A	44.2	8%	19	50
EX-5	26.2	8%	12	32
EX-7	152.8	5%	46	105
EX-7A	2.4	2%	1	5
EX-8	32.2	2%	5	23
EX-8A	6.6	2%	2	9
EX-9	139.3	8%	59	122
EX-9A	21.8	5%	7	19
TR-12	4.7	5%	2	9
TR-20	23.2	7%	10	32
TR-4	4.4	5%	2	9
TR-5	13.7	5%	5	17
TR-6	1.5	5%	1	4
TR-7	2.6	5%	1	5

SAND CREEK REACH SC-10
BISON VALLEY
EXIST. POND 2
EXIST. TEMP. SEDIMENT BASIN
INDIAN WELLS SUBD. FILING NO. 1
TOMAHAWK TRAIL
STAPLETON ROAD
BOW VALLEY SUBD.
VOLLMER ROAD
(HOMESTEAD NORTH AT STERLING RANCH RESIDENTIAL USE)
CLASSIC OWNERSHIP BOUNDARY
HOMESTEAD NORTH PLATTED BOUNDARY
SAND CREEK REACH SC-9
EX-5 26.2
EX10 265.9
BRIARGATE PKWY. (130' ROW)
REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FIL.NO. 1 PREPARED BY JR ENG. (PCD NO. SF-22-013)
UNPLATTED (FUTURE STERLING RANCH RESIDENTIAL USE)
SAND CREEK EAST FORK
EX-7 152.8
EX-9 139.3
EX-13 94.8
EX10A 153.5
EX-11 214.3
HOMESTEAD AT STERLING RANCH FILING NO. 2
EX-4A 44.2
HOMESTEAD AT STERLING RANCH FILING NO. 1
SAND CREEK REACH SC-8
CLASSIC OWNERSHIP BOUNDARY
REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FIL.NO. 1 PREPARED BY JR ENG. (PCD NO. SF-22-013)
PROPOSED STERLING RANCH EAST FILING NO. 1
UNPLATTED (FUTURE STERLING RANCH RESIDENTIAL USE)
BRANDING IRON AT STERLING RANCH FILING NO. 2
STERLING RANCH RD. (80' ROW)
UNPLATTED (FUTURE STERLING RANCH RESIDENTIAL USE)
OVERALL STERLING RANCH PROPERTY BOUNDARY
UNPLATTED ELITE PROPERTIES OF AMERICA, INC. (CLASSIC HOMES)
UNPLATTED BUFORD/BENNETT

SEE SHEET 3

N

200 100 0 200 400

SCALE: 1" = 200'

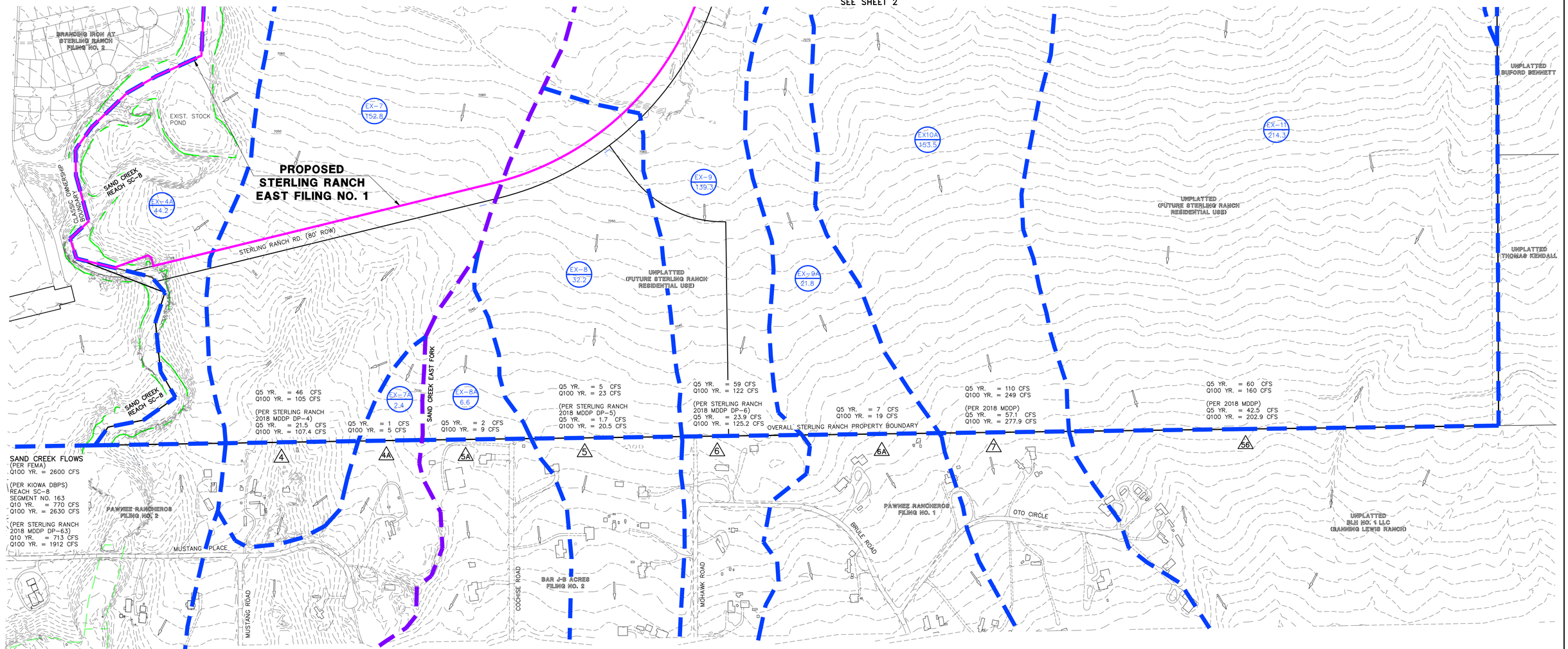
CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST
PRELIMINARY PLAN NO. 1
PRELIMINARY DRAINAGE REPORT
PRE-DEVELOPMENT DRAINAGE MAP

DESIGNED BY	MAW	SCALE	DATE 4-1-22
DRAWN BY	MAW	(H) 1"= 200'	SHEET 2 OF 6
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.22

N:\1183\DRAWINGS\DEVELOPMENT\FIL-1-PDR-EXS1.dwg, 3/20/2023 12:16:53 PM, 1:1

SEE SHEET 2



STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Subcatchment Runoff

Subcatchment	Area (Ac.)	SWMM Imperv. (%)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
EX-10	265.9	7%	105	222
EX10A	153.5	5%	46	103
EX-11	214.3	4%	54	129
EX-13	94.8	6%	36	85
EX-4A	44.2	8%	19	50
EX-5	26.2	8%	12	32
EX-7	152.8	5%	46	105
EX-7A	2.4	2%	1	5
EX-8	32.2	2%	5	23
EX-8A	6.6	2%	2	9
EX-9	139.3	8%	59	122
EX-9A	21.8	5%	7	19
TR-12	4.7	5%	2	9
TR-20	23.2	7%	10	32
TR-4	4.4	5%	2	9
TR-5	13.7	5%	5	17
TR-6	1.5	5%	1	4
TR-7	2.6	5%	1	5

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Surface Routing

Design Point	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
DP4	46	105
DP4A	1	5
DP5	5	23
DP5A	2	9
DP6	59	122
DP6A	7	19
DP7	110	249
DP56	60	160
DPEX-4A	19	50
DPEX-5	12	32

LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
SUB-BASIN BOUNDARY	
SAND CREEK EAST FORK BASIN LINE	
DESIGN POINT	4
BASIN IDENTIFIER / AREA IN ACRES	BB 10.0
EXISTING DIRECTION OF FLOW	
EXISTING STORM SEWER	
FEMA 100-YR FLOODPLAIN	

200 100 0 200 400

SCALE: 1" = 200'

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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST
PRELIMINARY PLAN NO. 1
PRELIMINARY DRAINAGE REPORT
PRE-DEVELOPMENT DRAINAGE MAP

DESIGNED BY	MAW	SCALE		DATE	4-1-22
DRAWN BY	MAW	(H) 1"= 200'		SHEET	3 OF 6
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

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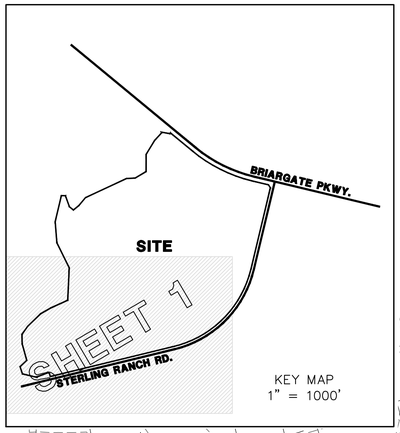

MATCHLINE ~ SEE SHEET 3

MATCHLINE ~ SEE SHEET 3

MATCHLINE ~ SEE SHEET 2

BRANDING IRON AT STERLING RANCH FILING NO. 1

BRANDING IRON AT STERLING RANCH FILING NO. 2

SAND CREEK RESTORATION PROJECT BY JR ENGINEERING, EL PASO COUNTY CDR-20-004

AMPITHEATRE STEPS/WALLS/ SEATING

EXISTING STOCK POND

TRACT A

TRACT B

TRACT C

PROPOSED FSD POND 14A

SAND CREEK REACH SC-8

STERLING RANCH ROAD

SANTA CLARA PLACE

SAN DIEGO WAY

WESTMONT DRIVE

LONG BEACH TERRACE

NEWPORT BEACH DRIVE

PALO ALTO TRAIL

EXISTING SWALE FROM STERLING RANCH ROAD IMPROVEMENTS

UNPLATTED
OWNER: CLASSIC SRJ LAND LLC
PARCEL 5233000018

UNPLATTED
OWNER: CLASSIC SRJ LAND LLC
PARCEL 5233000017

PIPE DRAINS TO A DOWNSTREAM TEMPORARY DETENTION/SWQ FACILITY BY OTHERS (NOT PER THIS PROJECT)

SAND CREEK RESTORATION PROJECT BY JR ENGINEERING. EL PASO COUNTY CDR-20-004 BOX CULVERT UNDER STERLING RANCH ROAD (38'-1" X 11'-11")

LEGEND

EXISTING GROUND CONTOUR	PROPOSED BASIN BOUNDARY
PROPOSED FINISHED GRADE CONTOURS	BASIN IDENTIFIER / AREA IN ACRES
SUBDIVISION BOUNDARY	DIRECTION OF DRAINAGE
100-YR FLOODPLAIN LIMITS	DESIGN POINT
EXISTING STORM SEWER	PIPE RUN
EXISTING STORM INLET	EXISTING RIPRAP
PROPOSED STORM SEWER	PROPOSED RIPRAP
PROPOSED STORM INLET	
FUTURE STORM SEWER	

100 50 0 100 200

SCALE: 1" = 100'

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

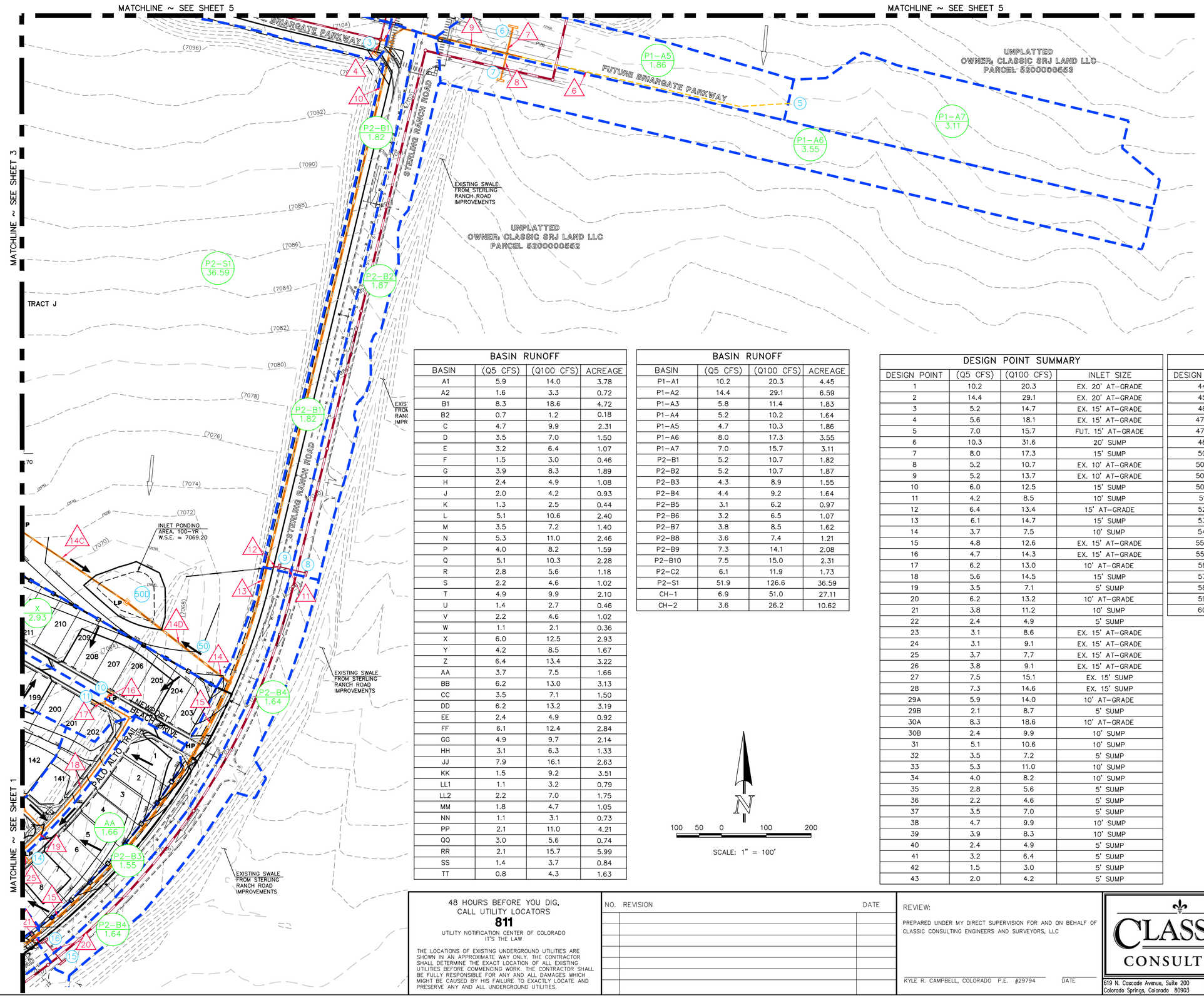
STERLING RANCH EAST FILING NO. 1

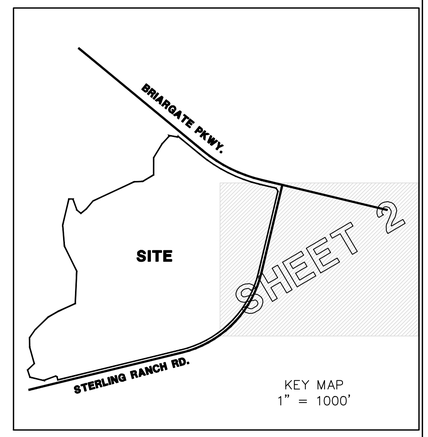
FINAL DRAINAGE REPORT
DEVELOPED CONDITIONS DRAINAGE MAP

CLASSIC CONSULTING

DESIGNED BY	MAL	SCALE		DATE	11/04/22
DRAWN BY	MAL	(H) 1"= 100'		SHEET	1 OF 5
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.30

N:\1183\01\DRAWINGS\DEVELOPMENT\FIL-1-FDR-REV.dwg, 9/23/2023 4:12:20 PM, 1:1





BASIN RUNOFF			
BASIN	(Q5 CFS)	(Q100 CFS)	ACREAGE
A1	5.9	14.0	3.78
A2	1.6	3.3	0.72
B1	8.3	18.6	4.72
B2	0.7	1.2	0.18
C	4.7	9.9	2.31
D	3.5	7.0	1.50
E	3.2	6.4	1.07
F	1.5	3.0	0.46
G	3.9	8.3	1.89
H	2.4	4.9	1.08
J	2.0	4.2	0.93
K	1.3	2.5	0.44
L	5.1	10.6	2.40
M	3.5	7.2	1.40
N	5.3	11.0	2.46
P	4.0	8.2	1.59
Q	5.1	10.3	2.28
R	2.8	5.6	1.18
S	2.2	4.6	1.02
T	4.9	9.9	2.10
U	1.4	2.7	0.46
V	2.2	4.6	1.02
W	1.1	2.1	0.36
X	6.0	12.5	2.93
Y	4.2	8.5	1.67
Z	6.4	13.4	3.22
AA	3.7	7.5	1.66
BB	6.2	13.0	3.13
CC	3.5	7.1	1.50
DD	6.2	13.2	3.19
EE	2.4	4.9	0.92
FF	6.1	12.4	2.84
GG	4.9	9.7	2.14
HH	3.1	6.3	1.33
JJ	7.9	16.1	2.63
KK	1.5	9.2	3.51
LL1	1.1	3.2	0.79
LL2	2.2	7.0	1.75
MM	1.8	4.7	1.05
NN	1.1	3.1	0.73
PP	2.1	11.0	4.21
QQ	3.0	5.6	0.74
RR	2.1	15.7	5.99
SS	1.4	3.7	0.84
TT	0.8	4.3	1.63

BASIN RUNOFF			
BASIN	(Q5 CFS)	(Q100 CFS)	ACREAGE
P1-A1	10.2	20.3	4.45
P1-A2	14.4	29.1	6.59
P1-A3	5.8	11.4	1.83
P1-A4	5.2	10.2	1.64
P1-A5	4.7	10.3	1.86
P1-A6	8.0	17.3	3.55
P1-A7	7.0	15.7	3.11
P2-B1	5.2	10.7	1.82
P2-B2	5.2	10.7	1.87
P2-B3	4.3	8.9	1.55
P2-B4	4.4	9.2	1.64
P2-B5	3.1	6.2	0.97
P2-B6	3.2	6.5	1.07
P2-B7	3.8	8.5	1.62
P2-B8	3.6	7.4	1.21
P2-B9	7.3	14.1	2.08
P2-B10	7.5	15.0	2.31
P2-C2	6.1	11.9	1.73
P2-S1	51.9	126.6	36.59
CH-1	6.9	51.0	27.11
CH-2	3.6	26.2	10.62

DESIGN POINT SUMMARY			
DESIGN POINT	(Q5 CFS)	(Q100 CFS)	INLET SIZE
1	10.2	20.3	EX. 20' AT-GRADE
2	14.4	29.1	EX. 20' AT-GRADE
3	5.2	14.7	EX. 15' AT-GRADE
4	5.6	18.1	EX. 15' AT-GRADE
5	7.0	15.7	FUT. 15' AT-GRADE
6	10.3	31.6	20' SUMP
7	8.0	17.3	15' SUMP
8	5.2	10.7	EX. 10' AT-GRADE
9	5.2	13.7	EX. 10' AT-GRADE
10	6.0	12.5	15' SUMP
11	4.2	8.5	10' SUMP
12	6.4	13.4	15' AT-GRADE
13	6.1	14.7	15' SUMP
14	3.7	7.5	10' SUMP
15	4.8	12.6	EX. 15' AT-GRADE
16	4.7	14.3	EX. 15' AT-GRADE
17	6.2	13.0	10' AT-GRADE
18	5.6	14.5	15' SUMP
19	3.5	7.1	5' SUMP
20	6.2	13.2	10' AT-GRADE
21	3.8	11.2	10' SUMP
22	2.4	4.9	5' SUMP
23	3.1	8.6	EX. 15' AT-GRADE
24	3.1	9.1	EX. 15' AT-GRADE
25	3.7	7.7	EX. 15' AT-GRADE
26	3.8	9.1	EX. 15' AT-GRADE
27	7.5	15.1	EX. 15' SUMP
28	7.3	14.6	EX. 15' SUMP
29A	5.9	14.0	10' AT-GRADE
29B	2.1	8.7	5' SUMP
30A	8.3	18.6	10' AT-GRADE
30B	2.4	9.9	10' SUMP
31	5.1	10.6	10' SUMP
32	3.5	7.2	5' SUMP
33	5.3	11.0	10' SUMP
34	4.0	8.2	10' SUMP
35	2.8	5.6	5' SUMP
36	2.2	4.6	5' SUMP
37	3.5	7.0	5' SUMP
38	4.7	9.9	10' SUMP
39	3.9	8.3	10' SUMP
40	2.4	4.9	5' SUMP
41	3.2	6.4	5' SUMP
42	1.5	3.0	5' SUMP
43	2.0	4.2	5' SUMP

DESIGN POINT SUMMARY			
DESIGN POINT	(Q5 CFS)	(Q100 CFS)	INLET SIZE
44	1.3	2.5	5' SUMP
45	2.2	4.6	5' SUMP
46	1.4	2.7	5' SUMP
47A	5.1	10.3	10' AT-GRADE
47B	5.3	13.0	10' SUMP
48	1.1	2.1	5' SUMP
50	51.9	126.6	FUTURE STORM
50B	2.4	17.5	TYPE D INLET
50C	2.4	17.5	TYPE D INLET
50D	2.4	17.5	TYPE D INLET
51	7.9	16.1	FUTURE STORM
52	1.8	4.7	TYPE C INLET
53	1.1	3.1	TYPE C INLET
54	1.4	3.7	TYPE C INLET
55A	1.1	3.2	TYPE C INLET
55B	2.2	7.0	TYPE C INLET
56	0.8	4.3	FUTURE STORM
57	2.1	11.0	FUTURE STORM
58	3.0	5.6	FUTURE STORM
59	1.5	9.2	FUTURE STORM
60	232.0	520.5	PROPOSED POND 14A

LEGEND

- EXISTING GROUND CONTOUR (7000)
- PROPOSED FINISHED GRADE CONTOURS 7000
- SUBDIVISION BOUNDARY
- 100-YR FLOODPLAIN LIMITS
- EXISTING STORM SEWER
- EXISTING STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- FUTURE STORM SEWER
- PROPOSED BASIN BOUNDARY
- BASIN IDENTIFIER / AREA IN ACRES: D 1.41
- DIRECTION OF DRAINAGE
- DESIGN POINT: 1
- PIPE RUN: 1
- EXISTING RIPRAP
- PROPOSED RIPRAP

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

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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 1

FINAL DRAINAGE REPORT
DEVELOPED CONDITIONS DRAINAGE MAP

DESIGNED BY	MAL	SCALE		DATE	11/04/22
DRAWN BY	MAL	(H) 1"= 100'		SHEET	2 OF 5
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.30

N:\1183\01\DRAWINGS\DEVELOPMENT\PLT-1-FDR-REV.dwg, 8/23/2023 4:14:50 PM, 1:1

MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 5

MATCHLINE ~ SEE SHEET 2

MATCHLINE ~ SEE SHEET 1

MATCHLINE ~ SEE SHEET 1

LEGEND

- EXISTING GROUND CONTOUR (7000)
- PROPOSED FINISHED GRADE CONTOURS 7000
- SUBDIVISION BOUNDARY
- 100-YR FLOODPLAIN LIMITS
- EXISTING STORM SEWER
- EXISTING STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- FUTURE STORM SEWER
- PROPOSED BASIN BOUNDARY
- BASIN IDENTIFIER / AREA IN ACRES (D / 1.41)
- DIRECTION OF DRAINAGE
- DESIGN POINT (1)
- PIPE RUN (1)
- EXISTING RIPRAP
- PROPOSED RIPRAP

KEY MAP
1" = 1000'

BRIARGATE PKWY.
SHEET 2
SITE
STERLING RANCH RD.

STERLING RANCH DEVELOPMENT
BRIARGATE BOULEVARD BRIDGE
CONSTRUCTION DRAWINGS
EL PASO COUNTY CDR-21-013
43' CLEAR SPAN BRIDGE BY
KIOWA ENGINEERING.

UNPLATTED
OWNER: CLASSIC SRJ LAND LLC
PARCEL 5233000018

HOMESTEAD AT STERLING RANCH FILING NO. 2

HOMESTEAD AT STERLING RANCH FILING NO. 1

SAND CREEK RESTORATION
PROJECT BY JR ENGINEERING.
EL PASO COUNTY CDR-20-004

SAND CREEK REACH SC-8

TRACT A

TRACT B

TRACT J

BRIARGATE PARKWAY

POCATELLO TRAIL

LONG BEACH TERRACE

NEWPORT BEACH DRIVE

SAN DIEGO WAY

CLEARLAKE WAY

SANTA CLARA PL.

P1-A1 4.45
P1-A2 6.59
P1-A3 1.83
P1-A4 1.64
P2-S1 36.59
CH-1 27.11
A1 3.78
A2 0.72
B1 4.72
B2 0.18
C 2.31
D 1.50
E 1.07
F 0.46
G 1.89
H 1.08
J 0.93
L 2.40
M 1.40
N 2.46
P 1.59
MM 1.05

INLET PONDING
AREA: 100-YR
W.S.E. = 7074.20

INLET PONDING
AREA: 100-YR
W.S.E. = 7075.70

BFE = 7099
BFE = 7093
BFE = 7088
BFE = 7084
BFE = 7080
BFE = 7076
BFE = 7072
BFE = 7068
BFE = 7064
BFE = 7060
BFE = 7056

100 50 0 100 200
SCALE: 1" = 100'

N

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KYLE R. CAMPBELL, COLORADO P.E. #29794 — DATE

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619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 1

FINAL DRAINAGE REPORT
DEVELOPED CONDITIONS DRAINAGE MAP

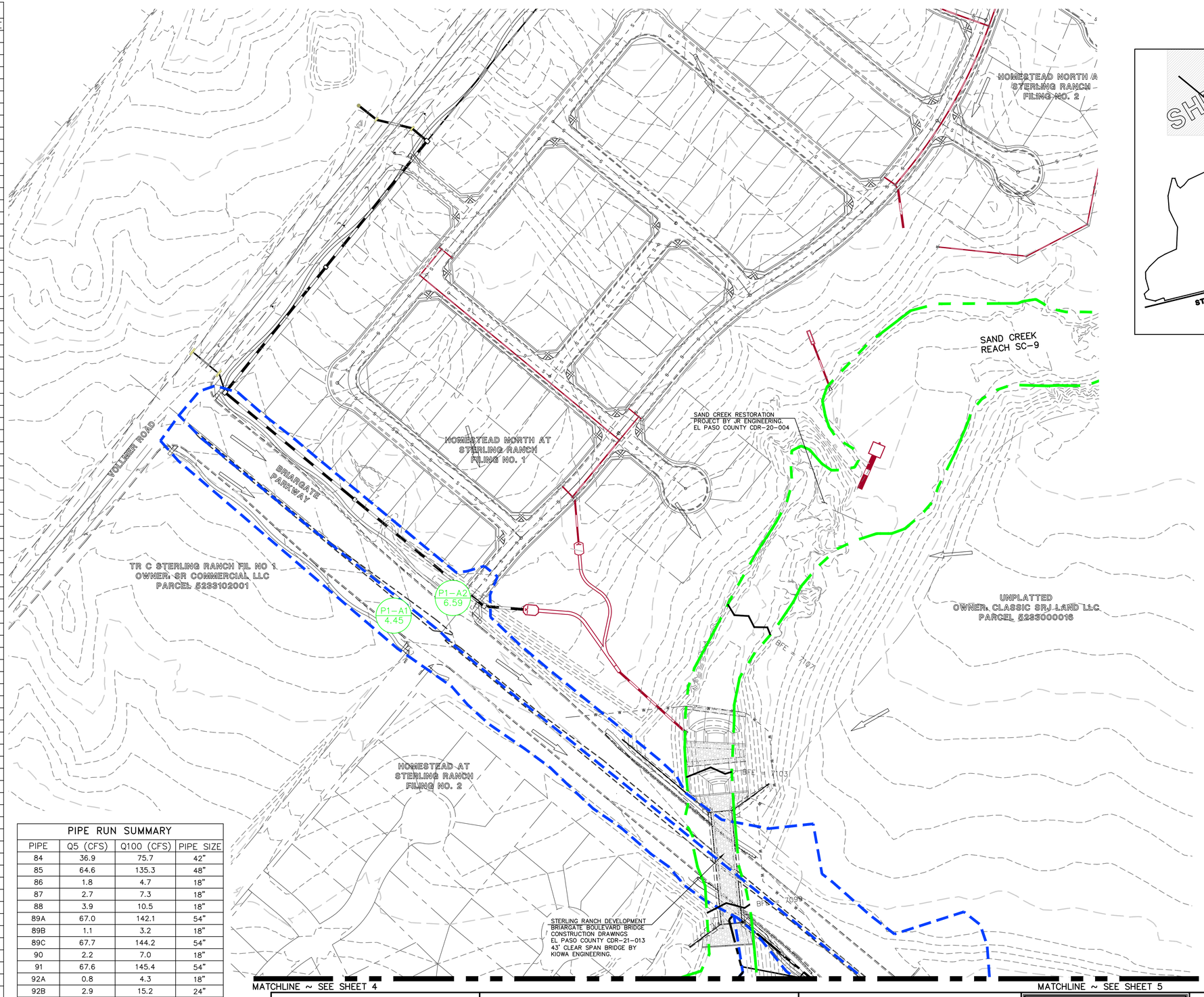
CLASSIC CONSULTING

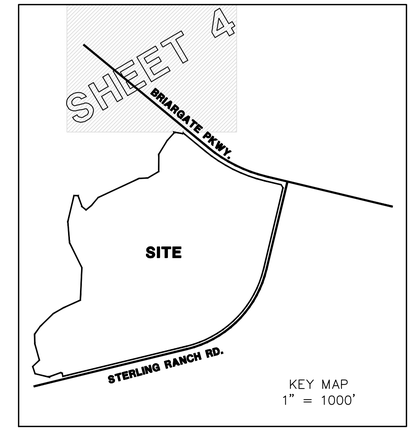
DESIGNED BY	MAL	SCALE		DATE	11/04/22
DRAWN BY	MAL	(H) 1"= 100'		SHEET	3 OF 5
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.30

N:\1183\30\DRAWINGS\DEVELOPMENT\FIL-1-FDR-DEV.dwg, 8/23/2023 4:15:46 PM, 1:1

PIPE RUN SUMMARY			
PIPE	Q5 (CFS)	Q100 (CFS)	PIPE SIZE
1	13.2	19.7	EX. 30"
2	23.4	36.6	EX. 30"
3	5.6	13.1	24"
4	5.2	11.7	EX. 18"
5	33.0	58.6	36"
6	7.0	12.1	24"
7	10.3	31.6	30"
8	8.0	17.3	24"
9	23.3	56.0	36"
10	52.3	105.0	42"
11	4.8	7.3	EX. 18"
12	9.6	15.6	EX. 18"
13	57.2	112.2	48"
14	51.9	126.6	48"
14B	2.4	17.5	30"
14C	4.8	35.1	36"
14D	7.2	53.2	36"
15	108.1	236.5	60"
16	6.0	12.5	24"
17	4.2	8.5	18"
18	9.7	20.0	24"
19	15.7	30.4	30"
20	4.8	10.7	EX. 18"
21	9.5	22.2	18"
22	112.8	247.8	60"
23	6.4	11.1	18"
24	6.1	14.7	24"
25	3.7	7.5	18"
26	25.2	52.0	36"
27	29.9	58.8	36"
28	5.4	8.1	18"
29	5.6	14.5	24"
30	3.5	7.1	18"
31	38.6	79.4	42"
32	5.4	8.1	18"
33	6.0	15.6	24"
34	3.8	11.2	24"
35	2.4	4.9	18"
36A	48.6	100.4	48"
36B	54.7	112.7	48"
37	3.1	8.3	EX. 18"
38	6.2	16.9	EX. 18"
39A	114.9	254.6	60"
39B	162.0	351.4	72"
40	3.7	7.6	EX. 18"
41	7.5	16.2	EX. 18"
42	166.2	364.8	72"
43	7.3	14.6	EX. 24"
44	14.8	29.7	EX. 24"
45	5.2	8.4	18"
46	6.4	9.6	18"
47	11.6	18.0	24"
48	2.1	8.7	18"
49	2.4	9.9	18"
50	16.1	36.5	30"
51	3.5	7.0	18"
52	4.7	9.9	18"
53	23.3	51.1	36"
54	3.9	8.3	18"
55	2.4	4.9	18"
56	6.3	13.1	24"
57	23.0	50.5	36"
58	1.5	3.0	18"
59	23.8	52.1	36"
60	3.2	6.4	18"
61	26.1	56.6	42"
62	2.0	4.2	18"
63	1.3	2.5	18"
64	28.3	61.1	42"
65	2.2	4.6	18"
66	1.4	2.7	18"
67	30.7	65.8	42"
68	5.1	10.6	18"
69	3.5	7.2	18"
70	8.1	16.8	24"
71	5.3	11.0	18"
72	4.0	8.2	18"
73	8.8	18.1	24"
74	16.5	34.1	30"
75	4.6	6.9	18"
76	20.9	40.4	30"
77	2.8	5.6	18"
78	2.2	4.6	18"
79	11.2	23.3	24"
80	31.4	62.3	42"
81	5.3	13.0	24"
82	1.1	2.1	18"
83	6.2	14.7	24"

PIPE RUN SUMMARY			
PIPE	Q5 (CFS)	Q100 (CFS)	PIPE SIZE
84	36.9	75.7	42"
85	64.6	135.3	48"
86	1.8	4.7	18"
87	2.7	7.3	18"
88	3.9	10.5	18"
89A	67.0	142.1	54"
89B	1.1	3.2	18"
89C	67.7	144.2	54"
90	2.2	7.0	18"
91	67.6	145.4	54"
92A	0.8	4.3	18"
92B	2.9	15.2	24"
93	3.0	5.6	18"
94	5.4	20.0	24"
95	71.1	159.8	54"
96	1.5	9.2	18"
97	11.7	162.0	EX. 54"
98	3.0	53.1	48"
100	7.9	16.1	24"





KEY MAP
1" = 1000'

N

100 50 0 100 200

SCALE: 1" = 100'

LEGEND

- EXISTING GROUND CONTOUR (7000)
- PROPOSED FINISHED GRADE CONTOURS 7000
- SUBDIVISION BOUNDARY
- 100-YR FLOODPLAIN LIMITS
- EXISTING STORM SEWER
- EXISTING STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- FUTURE STORM SEWER
- PROPOSED BASIN BOUNDARY
- BASIN IDENTIFIER D / AREA IN ACRES 1.41
- DIRECTION OF DRAINAGE
- DESIGN POINT 1
- PIPE RUN 1
- EXISTING RIPRAP
- PROPOSED RIPRAP

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

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 1

FINAL DRAINAGE REPORT
DEVELOPED CONDITIONS DRAINAGE MAP

CLASSIC CONSULTING

DESIGNED BY	MAL	SCALE	DATE 11/04/22
DRAWN BY	MAL	(H) 1"=	SHEET 4 OF 5
CHECKED BY		(V) 1"=	JOB NO. 1183.30

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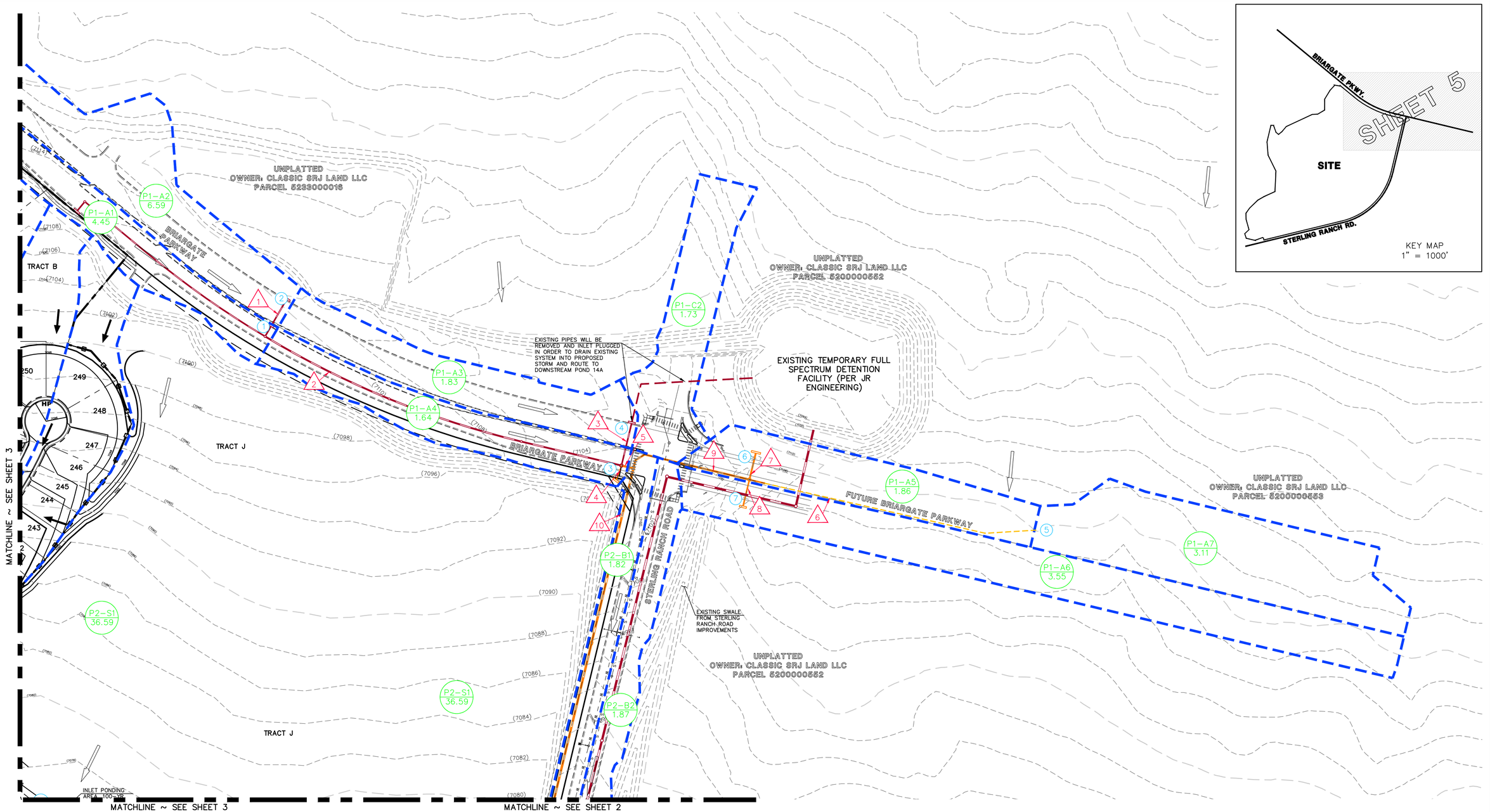

LEGEND

- EXISTING GROUND CONTOUR (7000)
- PROPOSED FINISHED GRADE CONTOURS 7000
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- DESIGN POINT 1
- PIPE RUN 1
- EXISTING RIPRAP
- PROPOSED RIPRAP

100 50 0 100 200

SCALE: 1" = 100'

N

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 1

FINAL DRAINAGE REPORT
DEVELOPED CONDITIONS DRAINAGE MAP

DESIGNED BY	MAL	SCALE		DATE	11/04/22
DRAWN BY	MAL	(H) 1"= 100'		SHEET	5 OF 5
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.30

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REFERENCE APPROVED PRELIMINARY DRAINAGE REPORT FOR

STERLING RANCH EAST FILING NO. 5

Preliminary Drainage report references not needed since we have a Final Drainage report. Please remove this section.

SINCE THE PRELIMINARY DRAINAGE REPORT IS APPROVED, THIS WAS USED FOR CONFORMANCE (THE FDR IS STILL IN REVIEW). SECTION DELETED.

CLASSIC CONSULTING ENGINEERS & SURVEYORS

FINAL DRAINAGE REPORT
FOR
STERLING RANCH EAST
FILING NO. 5

Prepared for:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS CO 80921
(719) 592-9333

Prepared by:
CLASSIC CONSULTING
619 N. CASCADE AVE SUITE 200
COLORADO SPRINGS CO 80903
(719) 785-0790

Job No. 1183.25

PCD Project No. SF-24xx

FINAL DRAINAGE REPORT FOR
STERLING RANCH EAST FILING NO. 5

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 County for drainage reports and said report is in conformity with the applicable 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.

_____ _____

Marc A. Whorton Colorado P.E. #37155 Date

OWNER'S/DEVELOPER'S STATEMENT:
I, the owner/developer, have read and will comply with all of the requirements specified in this drainage report and plan.

Business Name: CLASSIC SRJ LAND, LLC

By: _____

Title: _____

Address: 2138 Flying Horse Club Drive

Colorado Springs, CO 80921

EL PASO COUNTY:
Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

_____ _____

Joshua Palmer, P.E. Date
County Engineer, / ECM Administrator

Conditions:

The City of Colorado Springs/El Paso County DCM requires the Four Step Process for receiving water protection that focuses on reducing runoff volumes, treating the water quality capture volume (WQCV), stabilizing drainage ways, and implementing long-term source controls. The Four Step Process pertains to management of smaller, frequently occurring storm events, as opposed to larger storms for which drainage and flood control infrastructure are sized. Implementation of these four steps helps to achieve storm water permit requirements.

This site adheres to this **Four Step Process** as follows:

1. **Employ Runoff Reduction Practices:** All proposed lot impervious area (roof tops, patios, etc.) will sheet flow across landscaped portions of front and rear yards and through open space areas to slow runoff and increase time of concentration prior to being conveyed to the proposed public streets or detention facilities. This will minimize directly connected impervious areas within the project site.

Reference the Water Quality Treatment Plan Map in the Appendix for the following calculations:

Area treated in proposed permanent Pond FSD-14B (Area includes 32.2 ac. from Villages site)	68.07 ac.
Area treated in proposed permanent Pond FSD-11B	10.89 ac.
Area treated in temporary sediment basin now and and future permanent FSD Pond ultimately (Basin AA and Z – Rear yards)	3.10 ac.
Area of runoff reduction water quality treatment (Basins Y1 - Buffer, Y2 – Buffer)	3.60 ac.

Reference Runoff Reduction Calculations in Appendix for these areas)

Filing No. 5 anticipated total platted area	**47.17 ac.**

2. **Stabilize Drainageways:** After developed flows utilize the runoff reduction practices through the front and rear yards, developed flows will travel via curb and gutter within the public streets and eventually public storm systems. These collected flows are then

routed directly to the proposed extended detention basins (full-spectrum facilities). Where developed flows are not able to be routed to public street, sheet flows will travel across landscaped rear yards and then through undeveloped property prior to being released off-site.

3. **Provide Water Quality Capture Volume (WQCV):** Runoff from this development will be treated through capture and slow release of the WQCV and excess urban runoff volume (EURV) in the proposed Full-Spectrum permanent Extended Detention Basins designed per current El Paso County drainage criteria. For the basins that are not able to be captured and routed to one of the permanent EDB's or temporary sediment basins, Runoff Reduction practices are required and provided in the buffer area of the open space tract within these specific basins. Reference Runoff Reduction Calculations in Appendix for these areas that show a 100% WQCV Reduction and meets El Paso County standards.

4. **Consider need for Industrial and Commercial BMPs**: No industrial or commercial uses are proposed within this development. However, a site-specific storm water quality and erosion control plan and narrative along with the grading and erosion control plan will be submitted with the future Final Plat submittal. Details such as site-specific sediment and erosion control construction BMP's as well as temporary and permanent BMP's will be detailed in this plan and narrative to protect receiving waters. BMP's will be constructed and maintained as the development has been graded and erosion control methods employed.

FLOODPLAIN STATEMENT

No portion of this site are located within a floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 08041C0533G with effective date of December 7, 2018 (See Appendix).

HYDROLOGIC AND HYDRAULIC CALCULATIONS

CLASSIC SM
CONSULTING
ENGINEERS & SURVEYORS

For Colorado Springs and much of the Fountain Creek watershed, the 1-hour depths are fairly uniform and are summarized in Table 6-2. Depending on the location of the project, rainfall depths may be calculated using the described method and the NOAA Atlas maps shown in Figures 6-6 through 6-17.

Table 6-2. Rainfall Depths for Colorado Springs

Return Period	1-Hour Depth	6-Hour Depth	24-Hour Depth
2	1.19	1.70	2.10
5	1.50	2.10	2.70
10	1.75	2.40	3.20
25	2.00	2.90	3.60
50	2.25	3.20	4.20
100	2.52	3.50	4.60

Where Z= 6,840 ft/100

These depths can be applied to the design storms or converted to intensities (inches/hour) for the Rational Method as described below. However, as the basin area increases, it is unlikely that the reported point rainfalls will occur uniformly over the entire basin. To account for this characteristic of rain storms an adjustment factor, the Depth Area Reduction Factor (DARF) is applied. This adjustment to rainfall depth and its effect on design storms is also described below. The UDFCD UD-Rain spreadsheet, available on UDFCD's website, also provides tools to calculate point rainfall depths and Intensity-Duration-Frequency curves[2] and should produce similar depth calculation results.

2.2 Design Storms

Design storms are used as input into rainfall/runoff models and provide a representation of the typical temporal distribution of rainfall events when the creation or routing of runoff hydrographs is required. It has long been observed that rainstorms in the Front Range of Colorado tend to occur as either short-duration, high-intensity, localized, convective thunderstorms (cloud bursts) or longer-duration, lower-intensity, broader, frontal (general) storms. The significance of these two types of events is primarily determined by the size of the drainage basin being studied. Thunderstorms can create high rates of runoff within a relatively small area, quickly, but their influence may not be significant very far downstream. Frontal storms may not create high rates of runoff within smaller drainage basins due to their lower intensity, but tend to produce larger flood flows that can be hazardous over a broader area and extend further downstream.

- **Thunderstorms**: Based on the extensive evaluation of rain storms completed in the Carlton study (Carlton 2011), it was determined that typical thunderstorms have a duration of about 2 hours. The study evaluated over 300,000 storm cells using gage-adjusted NEXRAD data, collected over a 14-year period (1994 to 2008). Storms lasting longer than 3 hours were rarely found. Therefore, the results of the Carlton study have been used to define the shorter duration design storms.

  To determine the temporal distribution of thunderstorms, 22 gage-adjusted NEXRAD storm cells were studied in detail. Through a process described in a technical memorandum prepared by the City of Colorado Springs (City of Colorado Springs 2012), the results of this analysis were interpreted and normalized to the 1-hour rainfall depth to create the distribution shown in Table 6-3 with a 5 minute time interval for drainage basins up to 1 square mile in size. This distribution represents the rainfall

Table 6-6. Runoff Coefficients for Rational Method
(Source: UDFCD 2001)

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients											
		2-year		5-year		10-year		25-year		50-year		100-year	
		HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D
Business													
Commercial Areas	95	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.87	0.87	0.88	0.88	0.89
Neighborhood Areas	70	0.45	0.49	0.49	0.53	0.53	0.57	0.58	0.62	0.60	0.65	0.62	0.68
Residential													
1/8 Acre or less	65	0.41	0.45	0.45	0.49	0.49	0.54	0.54	0.59	0.57	0.62	0.59	0.65
1/4 Acre	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
1/3 Acre	30	0.18	0.22	0.25	0.30	0.32	0.38	0.39	0.47	0.43	0.52	0.47	0.57
1/2 Acre	25	0.15	0.20	0.22	0.28	0.30	0.36	0.37	0.46	0.41	0.51	0.46	0.56
1 Acre	20	0.12	0.17	0.20	0.26	0.27	0.34	0.35	0.44	0.40	0.50	0.44	0.55
Industrial													
Light Areas	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Heavy Areas	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Parks and Cemeteries	7	0.05	0.09	0.12	0.19	0.20	0.29	0.30	0.40	0.34	0.46	0.39	0.52
Playgrounds	13	0.07	0.13	0.16	0.23	0.24	0.31	0.32	0.42	0.37	0.48	0.41	0.54
Railroad Yard Areas	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
Undeveloped Areas													
Historic Flow Analysis--Greenbelts, Agriculture	2	0.03	0.05	0.09	0.16	0.17	0.26	0.26	0.38	0.31	0.45	0.36	0.51
Pasture/Meadow	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Forest	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Exposed Rock	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Offsite Flow Analysis (when landuse is undefined)	45	0.26	0.31	0.32	0.37	0.38	0.44	0.44	0.51	0.48	0.55	0.51	0.59
Streets													
Paved	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Gravel	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Drive and Walks	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Roofs	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Lawns	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50

3.2 Time of Concentration

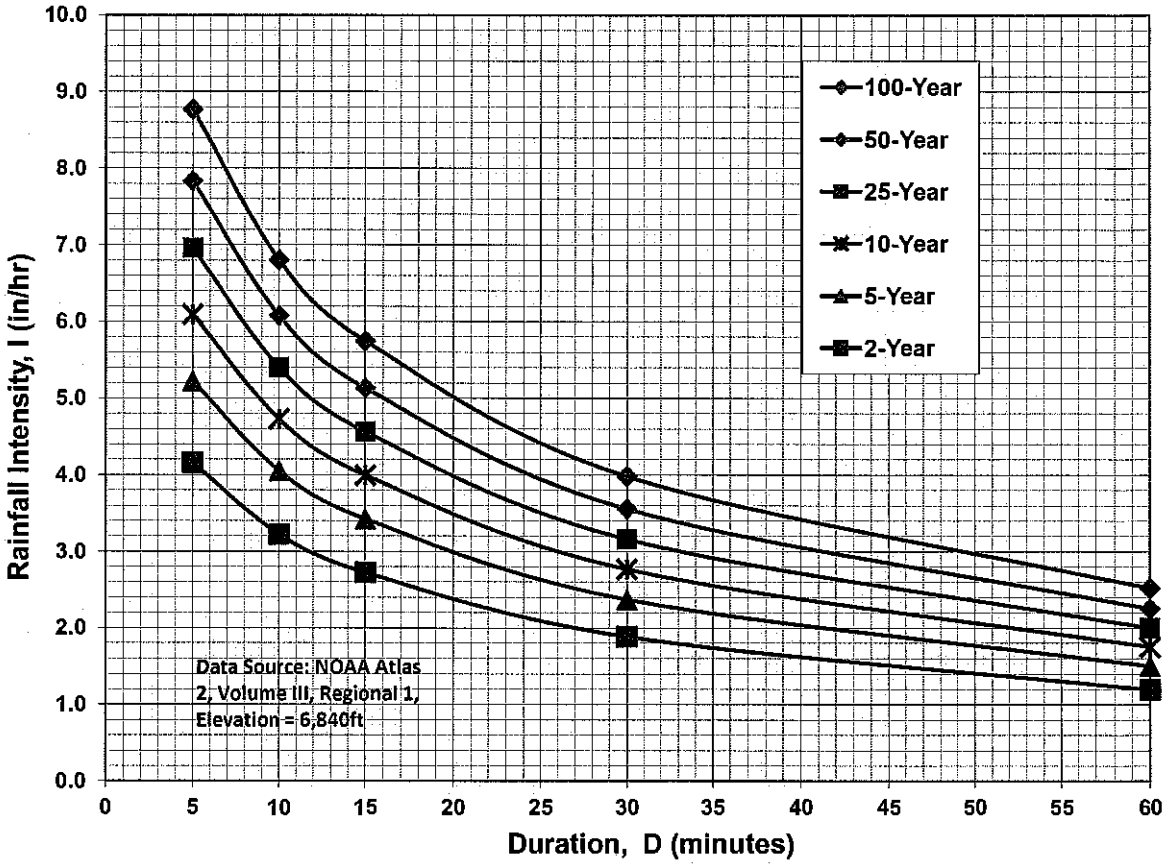
One of the basic assumptions underlying the Rational Method is that runoff is a function of the average rainfall rate during the time required for water to flow from the hydraulically most remote part of the drainage area under consideration to the design point. However, in practice, the time of concentration can be an empirical value that results in reasonable and acceptable peak flow calculations.

For urban areas, the time of concentration (t_c) consists of an initial time or overland flow time (t_i) plus the travel time (t_t) in the storm sewer, paved gutter, roadside drainage ditch, or drainage channel. For non-urban areas, the time of concentration consists of an overland flow time (t_i) plus the time of travel in a concentrated form, such as a swale or drainageway. The travel portion (t_t) of the time of concentration can be estimated from the hydraulic properties of the storm sewer, gutter, swale, ditch, or drainageway. Initial time, on the other hand, will vary with surface slope, depression storage, surface cover, antecedent rainfall, and infiltration capacity of the soil, as well as distance of surface flow. The time of concentration is represented by Equation 6-7 for both urban and non-urban areas.

Table 6-10. NRCS Curve Numbers for Frontal Storms & Thunderstorms for Developed Conditions (ARCII)

Fully Developed Urban Areas (vegetation established)[1]	Treatment	Hydrologic Condition	% I	Pre-Development CN			
				HSG A	HSG B	HSG C	HSG D
Open space (lawns, parks, golf courses, cemeteries, etc.):							
Poor condition (grass cover < 50%)	-----	-----	---	68	79	86	89
Fair condition (grass cover 50% to 75%)	-----	-----	---	49	69	79	84
Good condition (grass cover > 75%)	-----	-----	---	39	61	74	80
Impervious areas:							
Paved parking lots, roofs, driveways, etc. (excluding right-of-way	-----	-----	---	98	98	98	98
Streets and roads:							
Paved; curbs and storm sewers (excluding right-of-way)	-----	-----	---	98	98	98	98
Paved; open ditches (including right-of-way)	-----	-----	---	83	89	92	93
Gravel (including right-of-way)	-----	-----	---	76	85	89	91
Dirt (including right-of-way)	-----	-----	---	72	82	87	89
Western desert urban areas:							
Natural desert landscaping (pervious areas only)	-----	-----	---	63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)	-----	-----	---	96	96	96	96
Urban districts:							
Commercial and business	-----	-----	85	89	92	94	95
Industrial	-----	-----	72	81	88	91	93
Residential districts by average lot size:							
1/8 acre or less (town houses)	-----	-----	65	77	85	90	92
1/4 acre	-----	-----	38	61	75	83	87
1/3 acre	-----	-----	30	57	72	81	86
1/2 acre	-----	-----	25	54	70	80	85
1 acre	-----	-----	20	51	68	79	84
2 acres	-----	-----	12	46	65	77	82
Developing Urban Areas[1]	**Treatment[2]**	**Hydrologic Condition[3]**	**% I**	**HSG A**	**HSG B**	**HSG C**	**HSG D**
Newly graded areas (pervious areas only, no vegetation)	-----	-----	---	77	86	91	94
Cultivated Agricultural Lands[1]	**Treatment**	**Hydrologic Condition**	**% I**	**HSG A**	**HSG B**	**HSG C**	**HSG D**
Fallow	Bare soil	-----	---	77	86	91	94
	Crop residue cover (CR)	Poor	---	76	85	90	93
		Good	---	74	83	88	90
Row crops	Straight row (SR)	Poor	---	72	81	88	91
		Good	---	67	78	85	89
	SR + CR	Poor	---	71	80	87	90
		Good	---	64	75	82	85
	Contoured (C)	Poor	---	70	79	84	88
		Good	---	65	75	82	86
	C + CR	Poor	---	69	78	83	87
		Good	---	64	74	81	85
	Contoured & terraced (C&T)	Poor	---	66	74	80	82
		Good	---	62	71	78	81
	C&T+ CR	Poor	---	65	73	79	81
		Good	---	61	70	77	80
Small grain	SR	Poor	---	65	76	84	88
		Good	---	63	75	83	87
	SR + CR	Poor	---	64	75	83	86
		Good	---	60	72	80	84
	C	Poor	---	63	74	82	85
		Good	---	61	73	81	84
	C + CR Poor	Poor	---	62	73	81	84
		Good	---	60	72	80	83
	C&T	Poor	---	61	72	79	82
		Good	---	59	70	78	81
	C&T+ CR	Poor	---	60	71	78	81
		Good	---	58	69	77	80

Figure 6-5. Colorado Springs Rainfall Intensity Duration Frequency



IDF Equations

$I_{100} = -2.52 \ln(D) + 12.735$

$I_{50} = -2.25 \ln(D) + 11.375$

$I_{25} = -2.00 \ln(D) + 10.111$

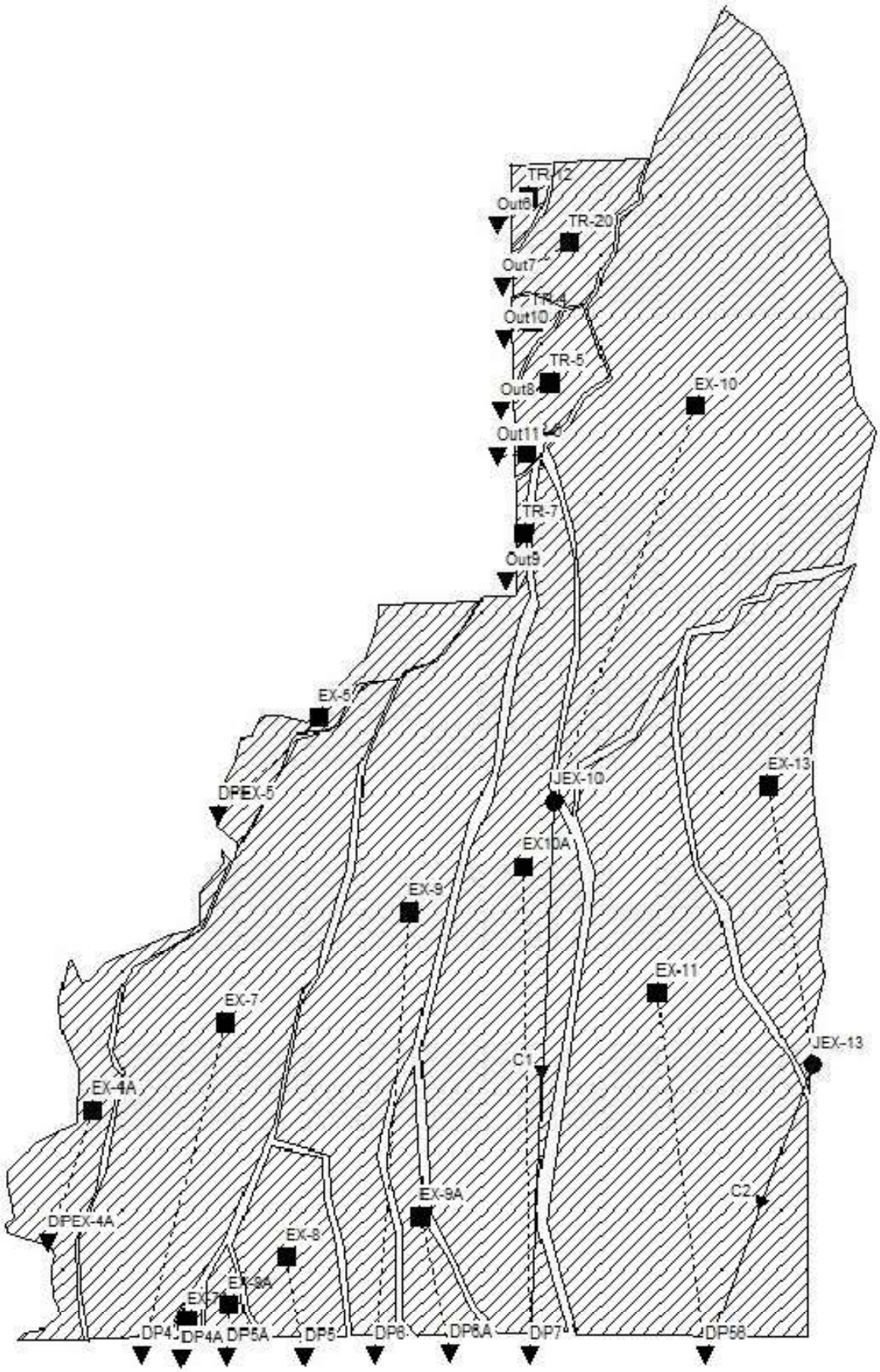
$I_{10} = -1.75 \ln(D) + 8.847$

$I_{5} = -1.50 \ln(D) + 7.583$

$I_{2} = -1.19 \ln(D) + 6.035$

Note: Values calculated by equations may not precisely duplicate values read from figure.

EXISTING CONDITIONS SWMM MODEL MAP



STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Surface Routing

Design Point (South Bndy.)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
4	46	105
4A	1	5
5	5	23
5A	2	9
6	59	122
6A	7	19
7	110	249
56	60	160

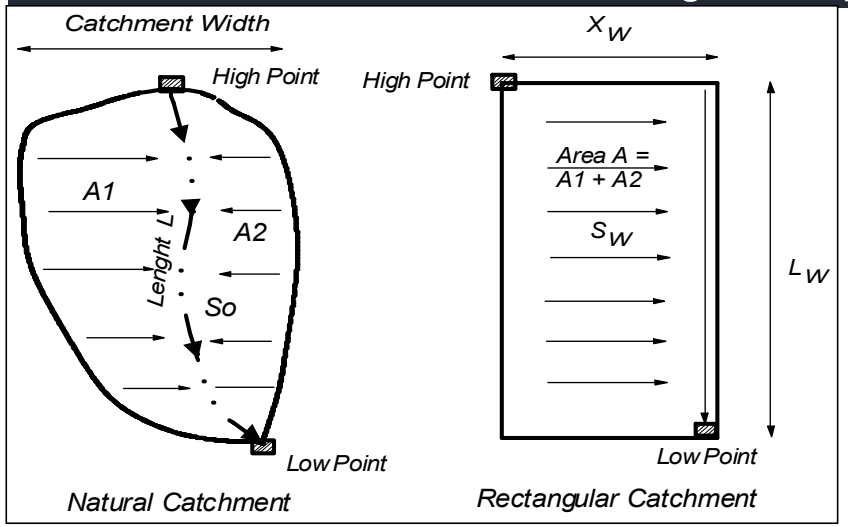
STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Subcatchment Runoff

Subcatchment	Area (Ac.)	SWMM Imperv. (%)	*SWMM Width (Lw) (ft.)	*SWMM Slope (Sw) (%)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
EX-10	265.9	7%	3365	3.41%	105	222
EX10A	153.5	5%	1857	4.05%	46	103
EX-11 +	214.3	4%	3255	3.01%	54	129
EX-13 +	94.8	6%	1877	3.97%	36	85
EX-4A	44.2	8%	3355	1.09%	19	50
EX-5	26.2	8%	1959	1.65%	12	32
EX-7	152.8	5%	2234	3.13%	46	105
EX-7A	2.4	2%	416	2.70%	1	5
EX-8	32.2	2%	1679	1.47%	5	23
EX-8A	6.6	2%	698	1.80%	2	9
EX-9	139.3	8%	1837	3.19%	59	122
EX-9A	21.8	5%	786	3.01%	7	19
TR-12 +	4.7	5%	544	4.13%	2	9
TR-20 +	23.2	7%	1388	3.21%	10	32
TR-4 +	4.4	5%	645	2.76%	2	9
TR-5 +	13.7	5%	990	2.70%	5	17
TR-6 +	1.5	5%	519	1.55%	1	4
TR-7 +	2.6	5%	233	5.84%	1	5

* Reference SWMM Catchment Shape Parameter Finder for calculations

CATCHMENT SHAPE PARAMETER FINDER

Convert Natural Catchment to a Rectangular Shape



Subcatchment Center	Z=0.5
Side Collector	Z=1
Skewed Location	0.5<Z<1

Dimensionless Variables

$$Y = \frac{L}{L_w}; \qquad X = \frac{A}{L^2}$$

$$Y = (1.5 - Z)(2.286X - 0.286X^2)$$

$$\frac{Lw}{L} = (1.5 - Z)[2.286(\frac{A}{L^2}) - 0.286(\frac{A}{L^2})^2]$$

$$S_o/S_w = A/(LL_w) + L_w/L$$

$$X_w = A/L_w$$

Subarea ID	Area acre	A1 acre	A2 acre	L ft	High Pt Elev. ft	Low Pt Elev. ft	Z=Am/A	X=A/L²	Y=Lw/L	Lw ft	Xw ft	So %	So/Sw	Sw %
EX-7	152.80	82.00	70.80	6,430	7160.0	6997.0	0.54	0.16	0.35	2,234	2,980	2.53	0.81	3.13
EX-9	139.30	65.00	74.30	7,190	7190.0	7026.0	0.53	0.12	0.26	1,837	3,302	2.28	0.71	3.19
EX10A	153.50	75.00	78.50	8,030	7,236	7,015	0.51	0.10	0.23	1,857	3,600	2.75	0.68	4.05
EX10	265.90	120.00	145.90	7,280	7,380	7,148	0.55	0.22	0.46	3,365	3,442	3.19	0.94	3.41
EX-11	214.30	100.00	114.30	6,140	7,192	7,008	0.53	0.25	0.53	3,255	2,867	3.00	1.00	3.01
EX-13	94.80	47.00	47.80	4,900	7,232	7,070	0.50	0.17	0.38	1,877	2,200	3.31	0.83	3.97
TR-4	4.40	2.20	2.20	640	7,270	7,244	0.50	0.47	1.01	645	297	4.06	1.47	2.76
TR-5	13.70	7.50	6.20	1,250	7,273	7,230	0.55	0.38	0.79	990	603	3.44	1.27	2.70
TR-6	1.50	0.75	0.75	250	7,238	7,228	0.50	1.05	2.08	519	126	4.00	2.58	1.55
TR-7	2.60	1.30	1.30	1,100	7,234	7,192	0.50	0.09	0.21	233	487	3.82	0.65	5.84
TR-12	4.70	2.50	2.20	800	7,300	7,262	0.53	0.32	0.68	544	377	4.75	1.15	4.13
TR-20	23.20	12.00	11.20	1,550	7,314	7,246	0.52	0.42	0.90	1,388	728	4.39	1.37	3.21
EX-4A	44.20	22.10	22.10	750	7,044	7,001	0.50	3.42	4.47	3,355	574	5.73	5.24	1.09
EX-5	26.20	13.10	13.10	1,200	7,186	7,144	0.50	0.79	1.63	1,959	583	3.50	2.12	1.65
EX-7A	2.40	1.20	1.20	550	7,039	7,021	0.50	0.35	0.76	416	251	3.27	1.21	2.70
EX-8A	6.60	3.30	3.30	900	7,045	7,025	0.50	0.35	0.78	698	412	2.22	1.23	1.80
EX-8A	32.20	17.00	15.20	1,750	7,062	7,025	0.53	0.46	0.96	1,679	835	2.11	1.44	1.47
EX-9A	21.80	11.80	10.00	2,600	7,082	7,022	0.54	0.14	0.30	786	1,208	2.31	0.77	3.01

JOB NAME: *STERLING RANCH EAST FILING NO. 5 - FDR*
JOB NUMBER: *1183.25*
DATE: *10/17/24*
CALCULATED BY: *MAW*

FINAL DRAINAGE REPORT ~ BASIN RUNOFF COEFFICIENT SUMMARY

		C VALUE DCM TABLE 6-6					C VALUE DCM TABLE 6-6					WEIGHTED "C" VALUE		WEIGHTED CA		DCM TABLE 6-6
BASIN	TOTAL AREA (AC)	LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	C(5)	C(100)	CA(5)	CA(100)	WEIGHTED % IMPERVIOUS
A	0.70	RES 1/6 AC.	52.5%	0.70	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.26**	**0.38**	52.5%
B	2.20	RES 1/6 AC.	52.5%	2.20	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.83**	**1.20**	52.5%
C	0.61	RES 1/6 AC.	52.5%	0.61	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.23**	**0.33**	52.5%
D	3.70	RES 1/6 AC.	52.5%	3.70	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**1.39**	**2.02**	52.5%
E	0.90	RES 1/6 AC.	52.5%	0.90	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.34**	**0.49**	52.5%
F	3.60	RES 1/6 AC.	52.5%	2.66	0.38	0.55	PARK	7.0%	0.94	0.12	0.39	0.31	0.50	**1.11**	**1.82**	40.6%
G	0.99	RES 1/6 AC.	52.5%	0.94	0.38	0.55	OPEN SPACE	7.0%	0.05	0.12	0.39	0.36	0.54	**0.36**	**0.53**	50.2%
H	3.80	RES 1/6 AC.	52.5%	3.63	0.38	0.55	OPEN SPACE	7.0%	0.17	0.12	0.39	0.36	0.54	**1.38**	**2.04**	50.5%
I	1.40	RES 1/6 AC.	52.5%	1.35	0.38	0.55	OPEN SPACE	7.0%	0.05	0.08	0.35	0.36	0.54	**0.51**	**0.75**	50.9%
J	2.30	RES 1/6 AC.	52.5%	2.30	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.86**	**1.25**	52.5%
K	Not Used															
L	1.10	RES 1/6 AC.	52.5%	1.10	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.41**	**0.60**	52.5%
M	1.80	RES 1/6 AC.	52.5%	1.63	0.38	0.55	OPEN SPACE	7.0%	0.17	0.12	0.39	0.35	0.53	**0.63**	**0.95**	48.2%
N	1.30	RES 1/6 AC.	52.5%	1.15	0.38	0.55	PARK	7.0%	0.15	0.12	0.39	0.35	0.53	**0.45**	**0.69**	47.3%
O	1.60	RES 1/6 AC.	52.5%	1.60	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.60**	**0.87**	52.5%
P	3.30	RES 1/6 AC.	52.5%	3.30	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**1.24**	**1.80**	52.5%
Q	Not Used															
R	0.44	STREET	100%	0.07	0.90	0.96	PARK	7.0%	0.37	0.12	0.39	0.24	0.48	**0.11**	**0.21**	21.8%
S	1.10	RES 1/6 AC.	52.5%	1.10	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.41**	**0.60**	52.5%
T	1.40	RES 1/6 AC.	52.5%	1.40	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
U	2.20	RES 1/6 AC.	52.5%	2.20	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.83**	**1.20**	52.5%
V	1.40	RES 1/6 AC.	52.5%	1.40	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
W	0.19	STREET	100%	0.16	0.90	0.96	OPEN SPACE	7.0%	0.03	0.12	0.39	0.78	0.87	**0.15**	**0.17**	85.3%
X	6.00	PARK	7.0%	6.00	0.12	0.39			0.00	0.08	0.35	0.12	0.39	**0.72**	**2.34**	7.0%
Y1	1.90	OS/BUFFER	7.0%	1.60	0.12	0.39	SIDEWALK	100.0%	0.30	0.90	0.96	0.24	0.48	**0.46**	**0.91**	21.7%
Y2	1.70	OS/BUFFER	7.0%	1.66	0.12	0.39	SIDEWALK	100.0%	0.04	0.08	0.35	0.12	0.39	**0.20**	**0.66**	9.2%
Z	1.00	RES 1/6 AC.	52.5%	1.00	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.38**	**0.55**	52.5%
AA	2.10	RES 1/6 AC.	52.5%	2.10	0.38	0.55			0.00	0.08	0.35	0.38	0.55	**0.79**	**1.14**	52.5%

JOB NAME: *STERLING RANCH EAST FILING NO. 5 - FDR*
JOB NUMBER: *1183.25*
DATE: *10/17/24*
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FINAL DRAINAGE REPORT ~ BASIN RUNOFF COEFFICIENT SUMMARY

BASIN	TOTAL AREA (AC)	C VALUE DCM TABLE 6-6					C VALUE DCM TABLE 6-6					WEIGHTED "C" VALUE		WEIGHTED CA		DCM TABLE 6-6
		LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	C(5)	C(100)	CA(5)	CA(100)	WEIGHTED % IMPERVIOUS
OS-1	2.60	RES 1/8 AC.	65.0%	1.30	0.45	0.59	STREET	100%	1.30	0.90	0.96	0.68	0.78	**1.76**	**2.02**	82.5%
OS-2	0.68	STREET	100%	0.34	0.90	0.96	OPEN SPACE	7.0%	0.34	**0.12**	**0.39**	0.51	0.68	**0.35**	**0.46**	53.5%
OS-3	0.25	STREET	100%	0.25	0.90	0.96			0.00	0.08	0.35	0.90	0.96	**0.23**	**0.24**	100.0%
OS-4	1.40	RES 1/6 AC.	52.5%	1.40	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
OS-5	0.87	STREET	100%	0.49	0.90	0.96	OPEN SPACE	7.0%	0.38	**0.12**	**0.39**	0.56	0.71	**0.49**	**0.62**	59.4%
OS-6	530.0%	UNDEV.	2.0%	530.0%	9.0%	36.0%			0.0%	12.0%	39.0%	9.0%	36.0%	47.7%	190.8%	2.0%
OS-7	720.0%	UNDEV.	2.0%	720.0%	9.0%	36.0%			0.0%	12.0%	39.0%	9.0%	36.0%	64.8%	259.2%	2.0%
P4-B Villages at Sterling Ranch East PP	32.20	RES 1/8 AC.	67.6%	32.20	0.46	0.61			0.00	0.08	0.35	0.46	0.61	**14.94**	**19.77**	67.6%
TOTAL	**99.23**															
TOTAL TRIB. AREA TO POND FSD-14B	**68.07**															55.6%

Basins tributaty to Pond FSD-14B
Basins tributaty to Pond FSD-11B
Basin w/ Runoff Reduction Treatment
Basins treated in Temp. Sediment Pond

JOB NAME: ***STERLING RANCH EAST FILING NO. 5 - FDR***
JOB NUMBER: ***1183.25***
DATE: ***10/17/24***
CALC'D BY: ***MAW***

Return Period	1-Hour Depth
2	1.19
5	1.50
10	1.75
25	2.00
50	2.25
100	2.52

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{0.33}} \qquad V = C_v S_w^{0.5} \qquad \text{Tc=L/V}$$

Table 6-7. Conveyance Coefficient, C_v

Type of Land Surface	C_v
Heavy meadow	2.5
Tillage/field	5
Riprap (not buried)*	6.5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

$t_c = \frac{L}{180} + 10$

*For buried riprap, select C_v value based on type of vegetative cover.

FINAL DRAINAGE REPORT ~ BASIN RUNOFF SUMMARY

BASIN	WEIGHTED			OVERLAND				STREET / CHANNEL FLOW				Tc	INTENSITY			TOTAL FLOWS		
	CA(2)	CA(5)	CA(100)	C(5)	Length (ft)	Height (ft)	Tc (min)	Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	TOTAL (min)	I(2) (in/hr)	I(5) (in/hr)	I(100) (in/hr)	Q(2) (cfs)	Q(5) (cfs)	Q(100) (cfs)
A	0.22	0.26	0.38	0.08	100	2	14.7	135	2.0%	2.8	0.8	15.4	2.78	3.48	5.84	0.6	**0.9**	**2.2**
B	0.70	0.83	1.20	0.08	100	2	14.7	260	1.5%	2.4	1.8	16.4	2.70	3.39	5.68	2	**3**	**7**
C	0.20	0.23	0.33	0.08	50	1	10.4	260	1.5%	2.4	1.8	12.1	3.07	3.84	6.45	0.6	**0.9**	**2.1**
D	1.18	1.39	2.02	0.08	100	2	14.7	900	1.8%	2.7	5.6	20.2	2.46	3.07	5.16	3	**4**	**10**
E	0.29	0.34	0.49	0.08	50	1	10.4	470	2.5%	3.2	2.5	12.8	3.00	3.75	6.30	0.9	**1.3**	**3.1**
F	0.90	1.11	1.82	0.12	100	2	14.1	270	1.5%	2.4	1.8	15.9	2.74	3.43	5.76	2	**4**	**10**
G	0.30	0.36	0.53	0.12	50	1	10.0	270	1.5%	2.4	1.8	11.8	3.10	3.88	6.52	0.9	**1.4**	**3.5**
H	1.17	1.38	2.04	0.12	100	2	14.1	450	1.5%	2.4	3.1	17.1	2.65	3.32	5.57	3	**5**	**11**
I	0.43	0.51	0.75	0.08	50	1	10.4	450	1.5%	2.4	3.1	13.4	2.94	3.69	6.19	1	**2**	**5**
J	0.74	0.86	1.25	0.08	50	1	10.4	630	3.5%	3.7	2.8	13.2	2.97	3.72	6.24	2	**3**	**8**
K	Not Used																	
L	0.35	0.41	0.60	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	0.9	**1.3**	**3.3**
M	0.53	0.63	0.95	0.12	100	2	14.1	200	1.5%	2.4	1.4	15.4	2.78	3.48	5.84	1	**2**	**6**
N	0.38	0.45	0.69	0.12	100	2	14.1	200	1.5%	2.4	1.4	15.4	2.78	3.48	5.84	1	**2**	**4**
O	0.51	0.60	0.87	0.08	100	2	14.7	300	1.5%	2.4	2.0	16.7	2.69	3.36	5.64	1	**2**	**5**
P	1.06	1.24	1.80	0.08	100	2	14.7	420	1.5%	2.4	2.9	17.5	2.63	3.29	5.52	3	**4**	**10**

JOB NAME: ***STERLING RANCH EAST FILING NO. 5 - FDR***
JOB NUMBER: ***1183.25***
DATE: ***10/17/24***
CALC'D BY: ***MAW***

Return Period	1-Hour Depth
2	1.19
5	1.50
10	1.75
25	2.00
50	2.25
100	2.52

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{0.33}} \qquad V = C_v S_w^{0.5} \qquad \text{Tc=L/V}$$

Table 6-7. Conveyance Coefficient, C_v

Type of Land Surface	C_v
Heavy meadow	2.5
Tillage/field	5
Riprap (not buried)* $t_c = \frac{L}{180} + 10$	6.5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

*For buried riprap, select C_v value based on type of vegetative cover.

FINAL DRAINAGE REPORT ~ BASIN RUNOFF SUMMARY

BASIN	WEIGHTED			OVERLAND				STREET / CHANNEL FLOW				Tc	INTENSITY			TOTAL FLOWS		
	CA(2)	CA(5)	CA(100)	C(5)	Length (ft)	Height (ft)	Tc (min)	Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	TOTAL (min)	I(2) (in/hr)	I(5) (in/hr)	I(100) (in/hr)	Q(2) (cfs)	Q(5) (cfs)	Q(100) (cfs)
Q	Not Used																	
R	0.08	0.11	0.21	0.12	100	2	14.1	50	1.5%	2.4	0.3	14.4	2.86	3.58	6.01	0.2	**0.4**	**1.3**
S	0.35	0.41	0.60	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	0.9	**1.3**	**3.3**
T	0.45	0.53	0.76	0.08	100	2	14.7	300	1.5%	2.4	2.0	16.7	2.69	3.36	5.64	1	**2**	**4**
U	0.70	0.83	1.20	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	2	**3**	**7**
V	0.45	0.53	0.76	0.08	50	1	10.4	650	1.5%	2.4	4.4	14.8	2.83	3.54	5.95	1	**2**	**5**
W	0.14	0.15	0.17									5.0	4.12	5.17	8.68	0.6	**0.8**	**1.4**
X	0.30	0.72	2.34	0.08	100	2	14.7	500	2.0%	1.0	8.4	23.1	2.30	2.88	4.83	1	**2**	**11**
Y1	0.35	0.46	0.91	0.90	250	10	3.6					5.0	4.12	5.17	8.68	1.4	**2**	**8**
Y2	0.08	0.20	0.66	0.08	90	14	7.1					7.1	3.71	4.65	7.81	0.3	**0.9**	**5.2**
Z	0.32	0.38	0.55	0.08	65	2	10.2					10.2	3.27	4.09	6.87	1	**2**	**4**
AA	0.67	0.79	1.14	0.08	65	2	10.2					10.2	3.27	4.09	6.87	2	**3**	**8**

JOB NAME: ***STERLING RANCH EAST FILING NO. 5 - FDR***
JOB NUMBER: ***1183.25***
DATE: ***10/17/24***
CALC'D BY: ***MAW***

Return Period	1-Hour Depth
2	1.19
5	1.50
10	1.75
25	2.00
50	2.25
100	2.52

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{0.33}} \qquad V = C_v S_w^{0.5} \qquad \text{Tc=L/V}$$

Table 6-7. Conveyance Coefficient, C_v

Type of Land Surface	C_v
Heavy meadow	2.5
Tillage/field	5
Riprap (not buried)*	6.5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

$t_c = \frac{L}{180} + 10$

*For buried riprap, select C_v value based on type of vegetative cover.

FINAL DRAINAGE REPORT ~ BASIN RUNOFF SUMMARY

BASIN	WEIGHTED			OVERLAND				STREET / CHANNEL FLOW				Tc	INTENSITY			TOTAL FLOWS		
	CA(2)	CA(5)	CA(100)	C(5)	Length (ft)	Height (ft)	Tc (min)	Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	TOTAL (min)	I(2) (in/hr)	I(5) (in/hr)	I(100) (in/hr)	Q(2) (cfs)	Q(5) (cfs)	Q(100) (cfs)
OS-1	1.69	1.76	2.02	0.08	40	0.8	9.3	900	2.5%	3.2	4.7	14.0	2.89	3.62	6.08	5	**6**	**12**
OS-2	0.32	0.35	0.46	0.12	50	1	10.0	400	1.6%	2.5	2.6	12.6	3.02	3.78	6.35	1.0	**1.3**	**2.9**
OS-3	0.22	0.23	0.24									5.0	4.12	5.17	8.68	0.9	**1.2**	**2.1**
OS-4	0.45	0.53	0.76	0.08	50	1	10.4	500	1.5%	2.4	3.4	13.8	2.91	3.65	6.13	1	**2**	**5**
OS-5	0.46	0.49	0.62	0.12	25	0.75	6.2	450	1.5%	2.4	3.1	9.2	3.39	4.25	7.14	2	**2**	**4**
OS-6	0.16	0.48	1.91	0.12	300	7	23.2					23.2	2.29	2.87	4.81	0.4	**1**	**9**
OS-7	0.22	0.65	2.59	0.12	300	7	23.2					23.2	2.29	2.87	4.81	0.5	**2**	**12**
P4-B Villages at Sterling Ranch East PP	13.52	14.94	19.77	0.08	100	2	14.7	600	1.5%	2.4	4.1	18.7	2.55	3.19	5.35	34	**48**	**106**

JOB NAME: *STERLING RANCH EAST FILING NO. 5 - FDR*
JOB NUMBER: *1183.25*
DATE: *10/17/24*
CALCULATED BY: *MAW*

*ALL STORM SEWER TO BE PRIVATE UNLESS OTHERWISE NOTED

FINAL DRAINAGE REPORT ~ SURFACE ROUTING SUMMARY

Design Point(s)	Contributing Basins / Design Point	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		Facility/ Inlet Size*
					I(5)	I(100)	Q(5)	Q(100)	
1	OS-1	1.76	2.02	14.0	3.62	6.08	6	12	Exist. 15' Type R At-Grade Inlet
2	OS-2, Flow-By from DP-1	0.35	0.72	16.6	3.37	5.65	1	4	Exist. Crosspan
3	OS-3, A, B	1.31	1.82	16.4	3.39	5.68	4	10	Prop. 10' Type R Sump Inlet
4	C	0.23	0.33	12.1	3.84	6.45	0.9	2.1	Prop. 5' Type R Sump Inlet
5	D	1.39	2.02	20.2	3.07	5.16	4	10	Prop. 10' Type R At-Grade Inlet
6	E, F	1.45	2.31	15.9	3.43	5.76	5	13	Prop. 10' Type R Sump Inlet
7	G	0.36	0.53	11.8	3.88	6.52	1.4	3.5	Prop. 5' Type R Sump Inlet
8	H	1.38	2.04	17.1	3.32	5.57	5	11	Prop. 10' Type R Sump Inlet
9	I	0.51	0.75	13.4	3.69	6.19	2	5	Prop. 5' Type R Sump Inlet
10	J	0.86	1.25	13.2	3.72	6.24	3	8	Prop. 10' Type R Sump Inlet
11	L	0.41	0.60	18.1	3.24	5.44	1.3	3.3	Prop. 5' Type R Sump Inlet
12	M	0.63	0.95	15.4	3.48	5.84	2	6	Prop. 5' Type R Sump Inlet
13	N	0.45	0.69	15.4	3.48	5.84	2	4	Prop. 5' Type R Sump Inlet
14	O and DP-5 Flow-By	0.61	1.46	21.2	3.00	5.03	2	7	Prop. 6' Crosspan

JOB NAME: *STERLING RANCH EAST FILING NO. 5 - FDR*
JOB NUMBER: *1183.25*
DATE: *10/17/24*
CALCULATED BY: *MAW*

*ALL STORM SEWER TO BE PRIVATE UNLESS OTHERWISE NOTED

FINAL DRAINAGE REPORT ~ SURFACE ROUTING SUMMARY

Design Point(s)	Contributing Basins / Design Point	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		Facility/ Inlet Size*
					I(5)	I(100)	Q(5)	Q(100)	
15	P and DP-14	1.85	3.26	22.2	2.93	4.92	5	16	Exist. 10' Type R Sump Inlet
16	OS-4, R	0.63	0.97	14.4	3.58	6.01	2	6	Exist. 5' Type R Sump Inlet
17	S	0.41	0.60	18.1	3.24	5.44	1.3	3.3	Prop. 5' Type R Sump Inlet
18	T	0.53	0.76	16.7	3.36	5.64	2	4	Prop. 5' Type R Sump Inlet
19	U, V	1.35	1.96	18.1	3.24	5.44	4	11	Prop. 10' Type R Sump Inlet
20	W	0.15	0.17	5.0	5.17	8.68	0.8	1.4	Prop. 5' Type R Sump Inlet
21	OS-5, Flow-by from DP-2	0.83	1.34	19.7	3.11	5.22	3	7	Exist. 10' Type R At-Grade Inlet
	TOTAL BASINS TRIBUTARY TO POND FSD-14B	**27.06**	**38.31**	**23.1**	**2.88**	**4.83**	**78**	**185**	
	TOTAL BASINS TRIBUTARY TO POND FSD-14B (VILLAGES NOT DEV.)	**12.12**	**18.54**	**23.1**	**2.88**	**4.83**	**35**	**89**	
6 (MDDP) SOUTH BNDY.	**POND FSD-14B RELEASE AND BASIN Y1**	**REF. MHFD-DETENTION SPREADSHEET FOR CALCULATIONS**					**2.4**	**43.4**	Sheet flow from Level Spreader & Basin Y1
6A (MDDP) SOUTH BNDY.	**BASIN Y2**	**0.20**	**0.66**	**7.1**	**4.65**	**7.81**	**0.9**	**5.2**	Sheet flow

JOB NAME: *STERLING RANCH EAST FILING NO. 5 - FDR*
JOB NUMBER: *1183.25*
DATE: *10/17/24*
CALCULATED BY: *MAW*

* PIPES ARE LISTED AT MAXIMUM SIZE REQUIRED TO ACCOMMODATE Q100 FLOWS AT MINIMUM SLOPE.
REFER TO INDIVIDUAL PIPE SHEETS FOR HYDRAULIC INFORMATION.
PIPES ARE TO BE PRIVATE UNLESS OTHERWISE NOTED.
PRIVATE STORM MATERIALS TO BE RCP OR DOUBLE WALL POLYPROPYLENE (DWPP) TO BE SELECTED BY CONTRACTOR

FINAL DRAINAGE REPORT ~ PIPE ROUTING SUMMARY

Pipe Run	Contributing Basin / Design Point / Pipe Run	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		
					I(5)	I(100)	Q(5)	Q(100)	Pipe Size*
1	**P4-B FUTURE VILLAGES AT STERLING RANCH PP**	**14.94**	**19.77**	**18.7**	**3.19**	**5.35**	**48**	**106**	**PROP. 48" RCP**
2	DP-3	1.31	1.82	16.4	3.39	5.68	4	10	PROP. 24" RCP
3	DP-4	0.23	0.33	12.1	3.84	6.45	0.9	2.1	PROP. 18" RCP
4	PR-2, PR-3	1.54	2.15	16.6	3.37	5.65	5	12	PROP. 24" RCP
5	**PR-1, PR-4**	**16.48**	**21.92**	**19.5**	**3.12**	**5.25**	**52**	**115**	**PROP. 48" RCP**
6	DP-5 COLLECTION	1.37	1.43	20.5	3.05	5.12	4	7	PROP. 18" RCP
7	DP-6	1.45	2.31	15.9	3.43	5.76	5	13	PROP. 24" RCP
8	PR-7, DP-7	1.81	2.84	15.9	3.43	5.76	6	16	PROP. 24" RCP
9	PR-6, PR-8	3.18	4.27	20.9	3.02	5.07	10	22	PROP. 30" RCP
10	DP-8	1.38	2.04	17.1	3.32	5.57	5	11	PROP. 24" RCP
11	PR-10, DP-9	1.89	2.80	17.1	3.32	5.57	6	16	PROP. 24" RCP

JOB NAME: ***STERLING RANCH EAST FILING NO. 5 - FDR***
JOB NUMBER: ***1183.25***
DATE: ***10/17/24***
CALCULATED BY: ***MAW***

* PIPES ARE LISTED AT MAXIMUM SIZE REQUIRED TO ACCOMMODATE Q100 FLOWS AT MINIMUM SLOPE.
REFER TO INDIVIDUAL PIPE SHEETS FOR HYDRAULIC INFORMATION.
PIPES ARE TO BE PRIVATE UNLESS OTHERWISE NOTED.
PRIVATE STORM MATERIALS TO BE RCP OR DOUBLE WALL POLYPROPYLENE (DWPP) TO BE SELECTED BY CONTRACTOR

FINAL DRAINAGE REPORT ~ PIPE ROUTING SUMMARY

Pipe Run	Contributing Basin / Design Point / Pipe Run	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		Pipe Size*
					I(5)	I(100)	Q(5)	Q(100)	
12	PR-9, PR-11	5.07	7.07	21.3	2.99	5.02	15	35	PROP. 30" RCP
13	**DP-15 (To Pond FSD-11B)**	**1.85**	**3.26**	**22.2**	**2.93**	**4.92**	**5**	**16**	**EXIST. 24" RCP**
14	**DP-16 (To Pond FSD-11B)**	**0.63**	**0.97**	**14.4**	**3.58**	**6.01**	**2**	**6**	**EXIST. 18" RCP**
15	**PR-13, PR-14 (To FSD-11B)**	**2.48**	**4.23**	**23.4**	**2.85**	**4.79**	**7**	**20**	**EXIST. 30" RCP**
16	DP-10	0.86	1.25	13.2	3.72	6.24	3	8	PROP. 24" RCP
17	DP-11	0.41	0.60	18.1	3.24	5.44	1.3	3.3	PROP. 18" RCP
18	**PR-5, PR-13, PR-14**	**17.76**	**23.78**	**19.7**	**3.11**	**5.22**	**55**	**124**	**PROP. 54" RCP**
19	DP-12	0.63	0.95	15.4	3.48	5.84	2	6	PROP. 18" RCP
20	DP-13	0.45	0.69	15.4	3.48	5.84	2	4	PROP. 18" RCP
21	PR-19, PR-20	1.08	1.64	15.5	3.47	5.82	4	10	PROP. 24" RCP
22	PR-12, PR-21	6.15	8.71	21.7	2.96	4.98	18	43	PROP. 36" RCP
23	**PR-18, PR-22**	**23.91**	**32.48**	**22.2**	**2.93**	**4.92**	**70**	**160**	**PROP. 60" RCP**

JOB NAME: ***STERLING RANCH EAST FILING NO. 5 - FDR***
JOB NUMBER: ***1183.25***
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* PIPES ARE LISTED AT MAXIMUM SIZE REQUIRED TO ACCOMMODATE Q100 FLOWS AT MINIMUM SLOPE.
REFER TO INDIVIDUAL PIPE SHEETS FOR HYDRAULIC INFORMATION.
PIPES ARE TO BE PRIVATE UNLESS OTHERWISE NOTED.
PRIVATE STORM MATERIALS TO BE RCP OR DOUBLE WALL POLYPROPYLENE (DWPP) TO BE SELECTED BY CONTRACTOR

FINAL DRAINAGE REPORT ~ PIPE ROUTING SUMMARY

Pipe Run	Contributing Basin / Design Point / Pipe Run	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity		Flow		
					I(5)	I(100)	Q(5)	Q(100)	Pipe Size*
24	DP-17	0.41	0.60	18.1	3.24	5.44	1.3	3.3	PROP. 18" RCP
25	DP-18	0.53	0.76	16.7	3.36	5.64	2	4	PROP. 18" RCP
26	PR-24, PR-25	0.94	1.36	18.1	3.24	5.44	3	7	PROP. 24" RCP
27	**PR-23, PR-26 (IN-FLOW ULTIMATE CONDITION)**	**24.85**	**33.85**	**22.3**	**2.92**	**4.91**	**73**	**166**	**PROP. 60" RCP**
27	**PR-20, PR-23 (IN-FLOW INTERIM CONDITION - VILLAGES NOT DEVELOPED)**	**9.91**	**14.08**	**20.3**	**3.06**	**5.14**	**30**	**72**	**PROP. 60" RCP**
28	DP-19	1.35	1.96	18.1	3.24	5.44	4	11	PROP. 24" RCP
29	**DP-20, PR-28**	**1.50**	**2.13**	**18.2**	**3.23**	**5.43**	**5**	**12**	**PROP. 24" RCP**

JOB NAME:	***STERLING RANCH EAST FILING NO. 5 - FDR***
JOB NUMBER:	***1183.25***
DATE:	***10/17/24***
CALCULATED BY:	***MAW***

POND FSD-14B TRIBUTARY BASINS

TRIBUTARY BASIN	BASIN AREA (AC)	WEIGHTED % IMPERVIOUS
A	0.70	52.5%
B	2.20	52.5%
C	0.61	52.5%
71% OF D	2.63	52.5%
E	0.90	52.5%
F	3.60	40.6%
G	0.99	50.2%
H	3.80	50.5%
I	1.40	50.9%
J	2.30	52.5%
L	1.10	52.5%
M	1.80	48.2%
N	1.30	47.3%
S	1.10	52.5%
T	1.40	52.5%
U	2.20	52.5%
V	1.40	52.5%
W	0.19	85.3%
X	6.00	7.0%
OS-3	0.25	100.0%
P4-B Villages at Sterling Ranch East PP	32.20	67.6%
TOTAL	68.07	**55.6%**

POND FSD-14B TOTAL EFF. IMPERVIOUS % **55.6%**

WATER QUALITY TREATMENT PLAN MAP

FILING 5 BOUNDARY LINE	
10.89 AC. (BASINS OS-1, OS-2, O, P, R, OS-4, OS-5)	AREA TREATED IN OFF-SITE PERMANENT POND FSD-11B
68.07 AC. (BASINS P4-B, OS-3, A-N, S-X, 25% OS-3)	AREA TREATED IN PROPOSED PERMANENT POND FSD-14B
3.60 AC. (BASINS Y1, Y2)	AREA OF RUNOFF REDUCTION WATER QUALITY TREATMENT
3.1 AC. (BASIN AA, Z)	AREAS TREATED IN TEMPORARY SEDIMENT BASIN NOW AND FUTURE PERMANENT FSD POND FACILITY ULTIMATELY

NOTE:
REFERENCE STERLING RANCH RD. & BRIARGATE PKWY. STREET IMPROVEMENTS & STORM SEWER PLANS PREPARED BY JR ENG. FOR DESIGN WITHIN STERLING RANCH ROAD

NOTE:
REFERENCE VILLAGES AT STERLING RANCH EAST PRELIMINARY PLAN – PRELIMINARY DRAINAGE REPORT PREPARED BY CLASSIC CONSULTING FOR PRELIMINARY DESIGN

NOTE:
REFERENCE STERLING RANCH RD. & BRIARGATE PKWY. STREET IMPROVEMENTS & STORM SEWER PLANS PREPARED BY JR ENG. FOR DESIGN WITHIN STERLING RANCH ROAD

Design Procedure Form: Runoff Reduction

UD-BMP (Version 3.07, March 2018)

Designer: Marc A. Whorton, P.E.
Company: Classic Consulting
Date: October 16, 2024
Project: Sterling Ranch East Filing No. 5 - FDR
Location: Sand Creek East Fork Basin

SITE INFORMATION (User Input in Blue Cells)

WQCV Rainfall Depth: 0.53 inches
Depth of Average Runoff Producing Storm, d_6 = 0.42 inches (for Watersheds Outside of the Denver Region, Figure 3-1 in USDCM Vol. 3)

Area Type	UIA:RPA	UIA:RPA										
Area ID	Basin Y1	Basin Y2										
Downstream Design Point ID	SC	SC										
Downstream BMP Type	None	None										
DCIA (ft^2)	--	--										
UIA (ft^2)	13,068	10,120										
RPA (ft^2)	56,696	63,932										
SPA (ft^2)	--	--										
HSG A (%)	0%	0%										
HSG B (%)	100%	100%										
HSG C/D (%)	0%	0%										
Average Slope of RPA (ft/ft)	0.030	0.030										
UIA:RPA Interface Width (ft)	450.00	620.00										

CALCULATED RUNOFF RESULTS

Area ID	Basin Y1	Basin Y2										
UIA:RPA Area (ft^2)	69,764	74,052										
L / W Ratio	0.34	0.19										
UIA / Area	0.1873	0.1367										
Runoff (in)	0.00	0.00										
Runoff (ft^3)	0	0										
Runoff Reduction (ft^3)	468	363										

CALCULATED WQCV RESULTS

Area ID	Basin Y1	Basin Y2										
WQCV (ft^3)	532	412										
WQCV Reduction (ft^3)	532	412										
WQCV Reduction (%)	100%	100%										
Untreated WQCV (ft^3)	0	0										

CALCULATED DESIGN POINT RESULTS (sums results from all columns with the same Downstream Design Point ID)

Downstream Design Point ID	SC											
DCIA (ft^2)	0											
UIA (ft^2)	23,188											
RPA (ft^2)	120,628											
SPA (ft^2)	0											
Total Area (ft^2)	143,816											
Total Impervious Area (ft^2)	23,188											
WQCV (ft^3)	944											
WQCV Reduction (ft^3)	944											
WQCV Reduction (%)	100%											
Untreated WQCV (ft^3)	0											

CALCULATED SITE RESULTS (sums results from all columns in worksheet)

Total Area (ft^2)	143,816
Total Impervious Area (ft^2)	23,188
WQCV (ft^3)	944
WQCV Reduction (ft^3)	944
WQCV Reduction (%)	100%
Untreated WQCV (ft^3)	0

DRAINAGE MAPS

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

SEE SHEET 1

LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
SUB-BASIN BOUNDARY	
SAND CREEK EAST FORK BASIN LINE	
DESIGN POINT	4
BASIN IDENTIFIER / AREA IN ACRES	BB / 10.0
EXISTING DIRECTION OF FLOW	
EXISTING STORM SEWER	

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Subcatchment Runoff

Subcatchment	Area (Ac.)	SWMM Imperv. (%)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
EX-10	265.9	7%	105	222
EX10A	153.5	5%	46	103
EX-11 *	214.3	4%	54	129
EX-13 *	94.8	6%	36	85
EX-4A	44.2	8%	19	50
EX-5	26.2	8%	12	32
EX-7	152.8	5%	46	105
EX-7A	2.4	2%	1	5
EX-8	32.2	2%	5	23
EX-8A	6.6	2%	2	9
EX-9	139.3	8%	59	122
EX-9A	21.8	5%	7	19
TR-12 *	4.7	5%	2	9
TR-20 *	23.2	7%	10	32
TR-4 *	4.4	5%	2	9
TR-5 *	13.7	5%	5	17
TR-6 *	1.5	5%	1	4
TR-7 *	2.6	5%	1	5

* Basins with no change upon developed condition

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Surface Routing

Design Point (South Bndy.)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
4	46	105
4A	1	5
5	5	23
5A	2	9
6	59	122
6A	7	19
7	110	249
56	60	160

VOLLMER ROAD
BRIARGATE BLVD. (130' ROW)
STAPLETON ROAD
STERLING RANCH RD. (80' ROW)
SAND CREEK EAST FORK
SAND CREEK REACH SC-9
SAND CREEK REACH SC-8
SAND CREEK REACH SC-
BISON VALLE
EXIST. POND 2
EXIST. TEMP. SEDIMENT BASIN
HOMESTEAD NORTH PLATTED BOUNDARY
CLASSIC OWNERSHIP BOUNDARY
BLUMENTHAL CLASSIC OWNERSHIP
OVERALL STERLING RANCH PROPERTY BOUNDARY
TOMAHAWK TRAIL

(HOMESTEAD NORTH AT STERLING RANCH RESIDENTIAL USE)
HOMESTEAD AT STERLING RANCH FILING NO. 1
HOMESTEAD AT STERLING RANCH FILING NO. 2
BRANDING IRON AT STERLING RANCH FILING NO. 2
INDIAN WELLS SUBD. FILING NO. 1
BOW VALLEY SUBD.
UNPLATTED (FUTURE STERLING RANCH RESIDENTIAL USE)
UNPLATTED ELITE PROPERTIES OF AMERICA, INC. (CLASSIC HOMES)
UNPLATTED BUFORD/BENNETT

EX-10 265.9
EX10A 153.5
EX-11 214.3
EX-13 94.8
EX-9 139.3
EX-7 152.8
EX-4A 44.2
EX-5 26.2

REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FIL.NO. 1 PREPARED BY JR ENG. (PCD NO. SF-22-013)

VILLAGES AT STERLING RANCH EAST PUD

SITE

SEE SHEET 3

N

200 100 0 200 400

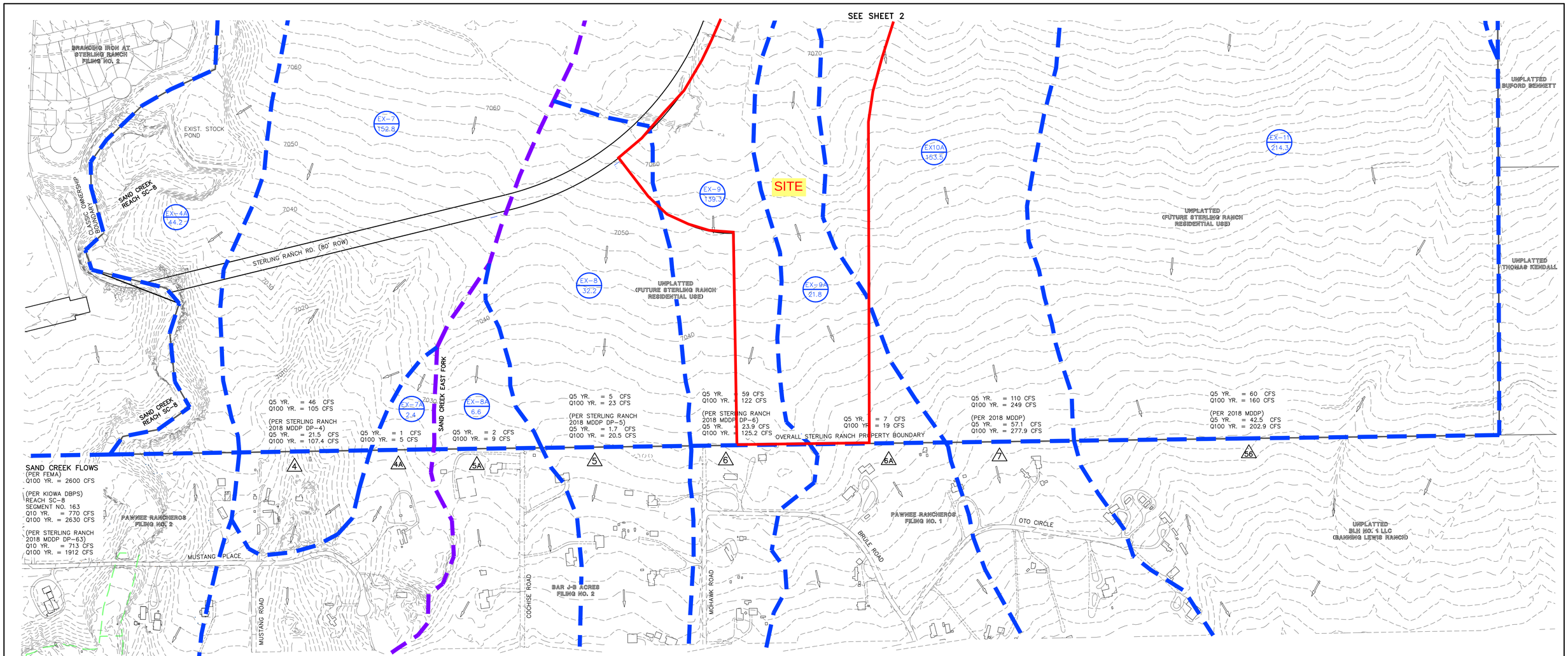
SCALE: 1" = 200'

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST
PRELIMINARY PLAN NO. 1
PRELIMINARY DRAINAGE REPORT
PRE-DEVELOPMENT DRAINAGE MAP

DESIGNED BY	MAW	SCALE		DATE	4-1-22
DRAWN BY	MAW	(H) 1"= 200'		SHEET	2 OF 6
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

N:\1183.2\Reports\Prelim Drainage Report\1183.2PRDR rdm rev.dwg, 11/11/2022 10:06:43 AM, 1:1



NOTE:

THE FOLLOWING LABELS AS SHOWN ALONG THE SOUTH BOUNDARY REPRESENT PRE-DEVELOPED FLOWS AS PRESENTED IN THE 2018 STERLING RANCH MDDP. SEE REFERENCE MATERIAL IN APPENDIX FOR ORIGINAL MAP.

(PER STERLING RANCH 2018 MDDP DP-5)
Q5 YR. = 1.7 CFS
Q100 YR. = 20.5 CFS

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Subcatchment Runoff

Subcatchment	Area (Ac.)	SWMM Imperv. (%)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
EX-10	265.9	7%	105	222
EX10A	153.5	5%	46	103
EX-11 *	214.3	4%	54	129
EX-13 *	94.8	6%	36	85
EX-4A	44.2	8%	19	50
EX-5	26.2	8%	12	32
EX-7	152.8	5%	46	105
EX-7A	2.4	2%	1	5
EX-8	32.2	2%	5	23
EX-8A	6.6	2%	2	9
EX-9	139.3	8%	59	122
EX-9A	21.8	5%	7	19
TR-12 *	4.7	5%	2	9
TR-20 *	23.2	7%	10	32
TR-4 *	4.4	5%	2	9
TR-5 *	13.7	5%	5	17
TR-6 *	1.5	5%	1	4
TR-7 *	2.6	5%	1	5

* Basins with no change upon developed condition

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Surface Routing

Design Point (South Bndy.)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
4	46	105
4A	1	5
5	5	23
5A	2	9
6	59	122
6A	7	19
7	110	249
56	60	160

LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
SUB-BASIN BOUNDARY	
SAND CREEK EAST FORK BASIN LINE	
DESIGN POINT	4
BASIN IDENTIFIER / AREA IN ACRES	BB 10.0
EXISTING DIRECTION OF FLOW	
EXISTING STORM SEWER	

200 100 0 200 400

SCALE: 1" = 200'

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST
PRELIMINARY PLAN NO. 1
PRELIMINARY DRAINAGE REPORT
PRE-DEVELOPMENT DRAINAGE MAP

DESIGNED BY	MAW	SCALE		DATE	4-1-22
DRAWN BY	MAW	(H) 1"= 200'		SHEET	3 OF 6
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

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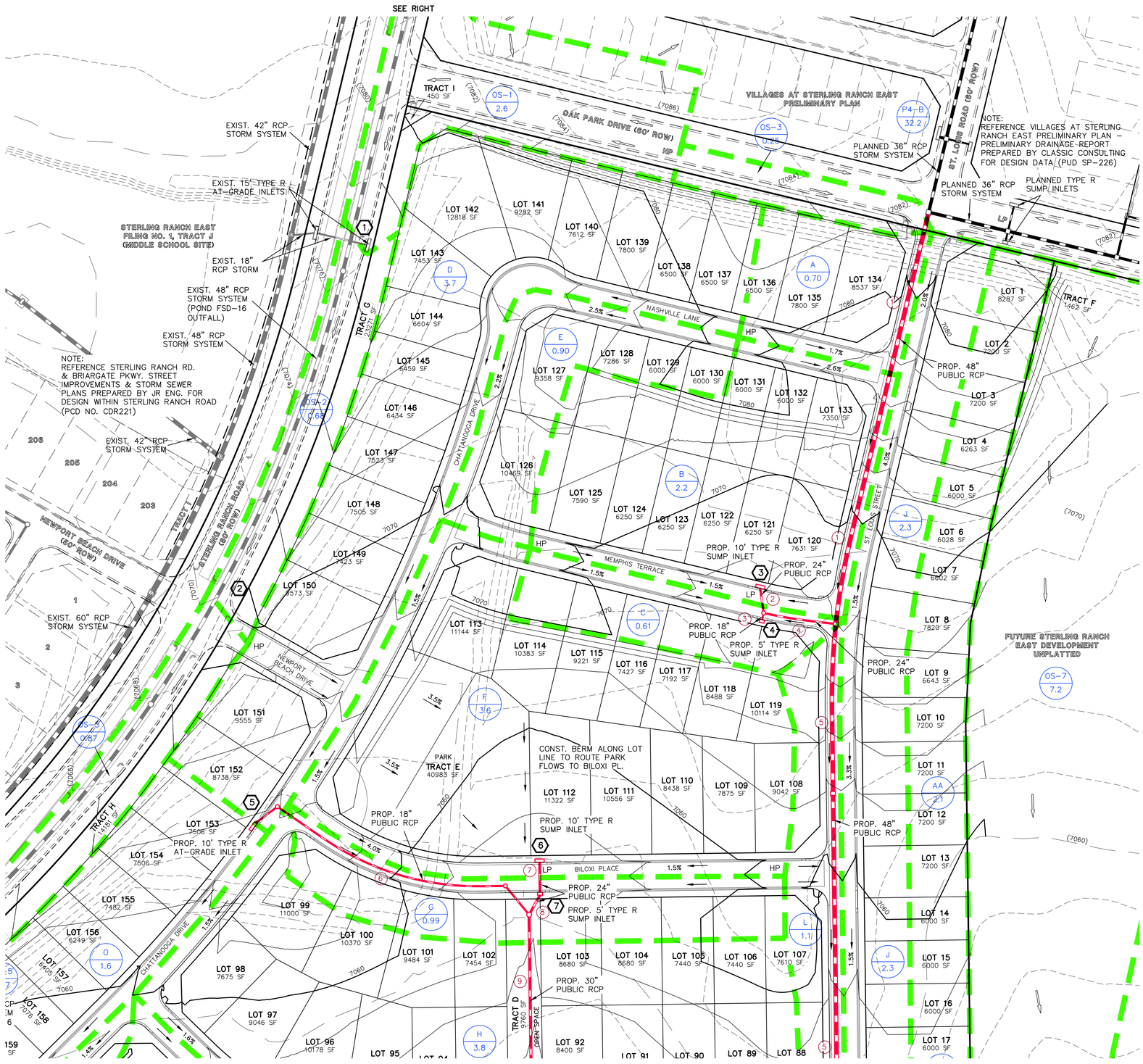

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UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
FINAL PLAT
FINAL DRAINAGE REPORT
DEVELOPED DRAINAGE MAP

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	7/22/24
DRAWN BY	MAW	(H) 1"=	60'	SHEET	1 OF 3
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.25

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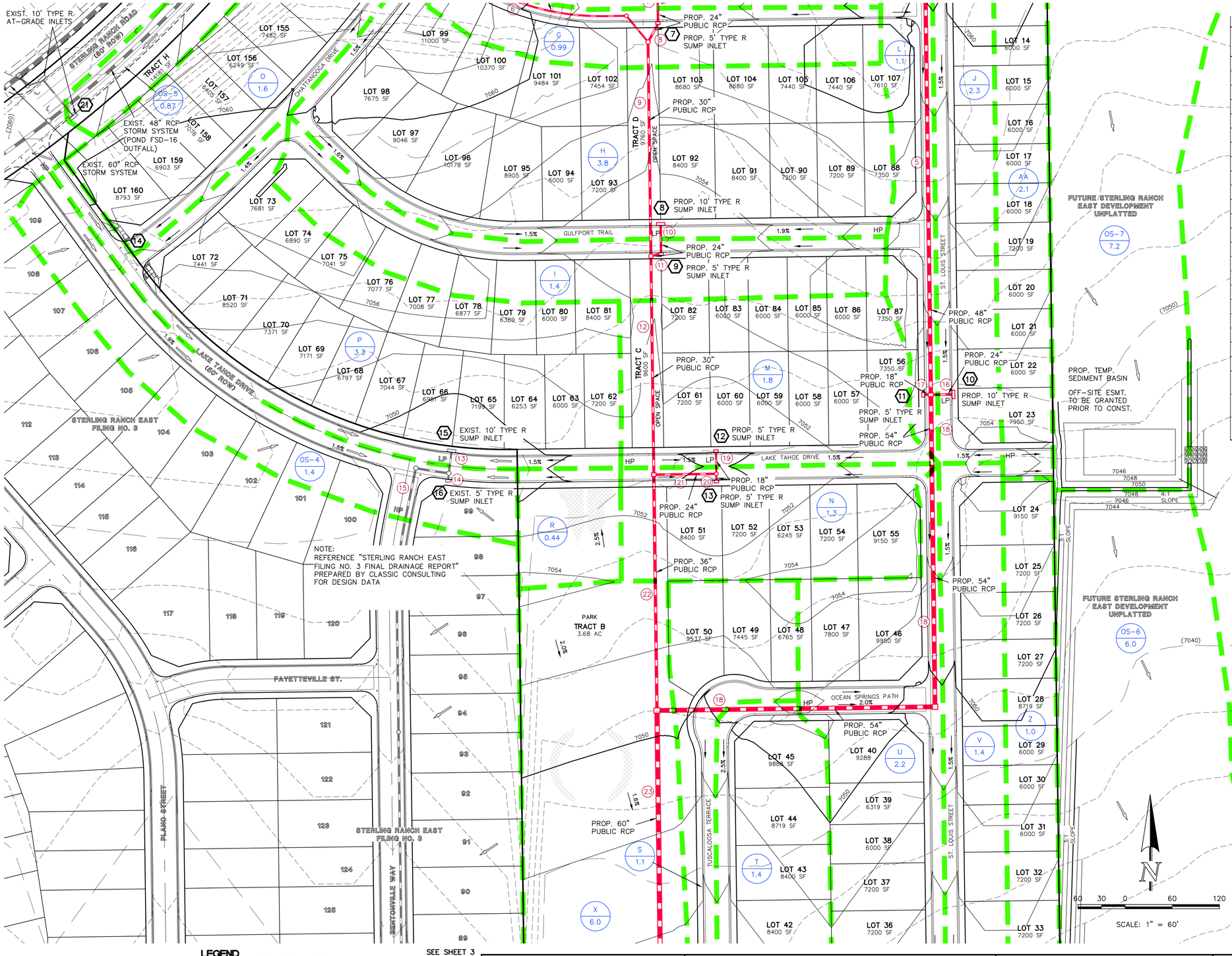

FINAL DRAINAGE REPORT ~ SURFACE ROUTING SUMMARY

Design Point(s)	Contributing Basins / Design Point	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity I(5)	Intensity I(100)	Flow Q(5)	Flow Q(100)	Facility/ Inlet Size*
1	OS-1	1.76	2.02	14.0	3.62	6.08	6	12	Exist. 15' Type R At-Grade Inlet
2	OS-2, Flow-By from DP-1	0.35	0.72	16.6	3.37	5.65	1	4	Exist. Crosspan
3	OS-3, A, B	1.31	1.82	16.4	3.39	5.68	4	10	Prop. 10' Type R Sump Inlet
4	C	0.23	0.33	12.1	3.84	6.45	0.9	2.1	Prop. 5' Type R Sump Inlet
5	D	1.39	2.02	20.2	3.07	5.16	4	10	Prop. 10' Type R At-Grade Inlet
6	E, F	1.45	2.31	15.9	3.43	5.76	5	13	Prop. 10' Type R Sump Inlet
7	G	0.36	0.53	11.8	3.88	6.52	1.4	3.5	Prop. 5' Type R Sump Inlet
8	H	1.38	2.04	17.1	3.32	5.57	5	11	Prop. 10' Type R Sump Inlet
9	I	0.51	0.75	13.4	3.69	6.19	2	5	Prop. 5' Type R Sump Inlet
10	J	0.86	1.25	13.2	3.72	6.24	3	8	Prop. 10' Type R Sump Inlet
11	L	0.41	0.60	18.1	3.24	5.44	1.3	3.3	Prop. 5' Type R Sump Inlet
12	M	0.63	0.95	15.4	3.48	5.84	2	6	Prop. 5' Type R Sump Inlet
13	N	0.45	0.69	15.4	3.48	5.84	2	4	Prop. 5' Type R Sump Inlet
14	O and DP-5 Flow-By	0.61	1.46	21.2	3.00	5.03	2	7	Prop. 6' Crosspan
15	P and DP-14	1.85	3.26	22.2	2.93	4.92	5	16	Exist. 10' Type R Sump Inlet
16	OS-4, R	0.63	0.97	14.4	3.58	6.01	2	6	Exist. 5' Type R Sump Inlet
17	S	0.41	0.60	18.1	3.24	5.44	1.3	3.3	Prop. 5' Type R Sump Inlet
18	T	0.53	0.76	16.7	3.36	5.64	2	4	Prop. 5' Type R Sump Inlet
19	U, V	1.35	1.96	18.1	3.24	5.44	4	11	Prop. 10' Type R Sump Inlet
20	W	0.15	0.17	5.0	5.17	8.68	0.8	1.4	Prop. 5' Type R Sump Inlet
21	OS-5, Flow-by from DP-2	0.83	1.34	19.7	3.11	5.22	3	7	Exist. 10' Type R At-Grade Inlet
	TOTAL BASINS TRIBUTARY TO POND FSD-14B	**27.06**	**38.31**	**23.1**	**2.88**	**4.83**	**78**	**185**	
	TOTAL BASINS TRIBUTARY TO POND FSD-14B (VILLAGES NOT DEV.)	**12.12**	**18.54**	**23.1**	**2.88**	**4.83**	**35**	**89**	
6 (MDDP) SOUTH BNDY.	**POND FSD-14B RELEASE AND BASIN Y1**	**REF. MHFD-DETENTION SPREADSHEET FOR CALCULATIONS**			**2.4**	**43.4**			Sheet flow from Level Spreader & Basin Y1
6A (MDDP) SOUTH BNDY.	**BASIN Y2**	**0.20**	**0.66**	**7.1**	**4.65**	**7.81**	**0.9**	**5.2**	Sheet flow

FINAL DRAINAGE REPORT ~ PIPE ROUTING SUMMARY

Pipe Run	Contributing Basin / Design Point / Pipe Run	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity I(5)	Intensity I(100)	Flow Q(5)	Flow Q(100)	Pipe Size*
1	**P4-B FUTURE VILLAGES AT STERLING RANCH PP**	**14.94**	**19.77**	**18.7**	**3.19**	**5.35**	**48**	**106**	**PROP. 48" RCP**
2	DP-3	1.31	1.82	16.4	3.39	5.68	4	10	PROP. 24" RCP
3	DP-4	0.23	0.33	12.1	3.84	6.45	0.9	2.1	PROP. 18" RCP
4	PR-2, PR-3	1.54	2.15	16.6	3.37	5.65	5	12	PROP. 24" RCP
5	**PR-1, PR-4**	**16.48**	**21.92**	**19.5**	**3.12**	**5.25**	**52**	**115**	**PROP. 48" RCP**
6	DP-5 COLLECTION	1.37	1.43	20.5	3.05	5.12	4	7	PROP. 18" RCP
7	DP-6	1.45	2.31	15.9	3.43	5.76	5	13	PROP. 24" RCP
8	PR-7, DP-7	1.81	2.84	15.9	3.43	5.76	6	16	PROP. 24" RCP
9	PR-6, PR-8	3.18	4.27	20.9	3.02	5.07	10	22	PROP. 30" RCP
10	DP-8	1.38	2.04	17.1	3.32	5.57	5	11	PROP. 24" RCP
11	PR-10, DP-9	1.89	2.80	17.1	3.32	5.57	6	16	PROP. 24" RCP
12	PR-9, PR-11	5.07	7.07	21.3	2.99	5.02	15	35	PROP. 30" RCP
13	**DP-15 (To Pond FSD-11B)**	**1.85**	**3.26**	**22.2**	**2.93**	**4.92**	**5**	**16**	**EXIST. 24" RCP**
14	**DP-16 (To Pond FSD-11B)**	**0.63**	**0.97**	**14.4**	**3.58**	**6.01**	**2**	**6**	**EXIST. 18" RCP**
15	**PR-13, PR-14 (To FSD-11B)**	**2.48**	**4.23**	**23.4**	**2.85**	**4.79**	**7**	**20**	**EXIST. 30" RCP**
16	DP-10	0.86	1.25	13.2	3.72	6.24	3	8	PROP. 24" RCP
17	DP-11	0.41	0.60	18.1	3.24	5.44	1.3	3.3	PROP. 18" RCP
18	**PR-5, PR-13, PR-14**	**17.76**	**23.78**	**19.7**	**3.11**	**5.22**	**55**	**124**	**PROP. 54" RCP**
19	DP-12	0.63	0.95	15.4	3.48	5.84	2	6	PROP. 18" RCP
20	DP-13	0.45	0.69	15.4	3.48	5.84	2	4	PROP. 18" RCP
21	PR-19, PR-20	1.08	1.64	15.5	3.47	5.82	4	10	PROP. 24" RCP
22	PR-12, PR-21	6.15	8.71	21.7	2.96	4.98	18	43	PROP. 36" RCP
23	**PR-18, PR-22**	**23.91**	**32.48**	**22.2**	**2.93**	**4.92**	**70**	**160**	**PROP. 60" RCP**
24	DP-17	0.41	0.60	18.1	3.24	5.44	1.3	3.3	PROP. 18" RCP
25	DP-18	0.53	0.76	16.7	3.36	5.64	2	4	PROP. 18" RCP
26	PR-24, PR-25	0.94	1.36	18.1	3.24	5.44	3	7	PROP. 24" RCP
27	**PR-23, PR-26 (IN-FLOW ULTIMATE CONDITION)**	**24.85**	**33.85**	**22.3**	**2.92**	**4.91**	**73**	**166**	**PROP. 60" RCP**
27	**PR-20, PR-23 (IN-FLOW INTERIM CONDITION - VILLAGES NOT DEVELOPED)**	**9.91**	**14.08**	**20.3**	**3.06**	**5.14**	**30**	**72**	**PROP. 60" RCP**
28	DP-19	1.35	1.96	18.1	3.24	5.44	4	11	PROP. 24" RCP
29	**DP-20, PR-28**	**1.50**	**2.13**	**18.2**	**3.23**	**5.43**	**5**	**12**	**PROP. 24" RCP**

LEGEND

- EXISTING GROUND CONTOUR — 5910
- PROPOSED FINISHED CONTOUR — 5910
- SUBDIVISION BOUNDARY
- LOT LINE
- PROPOSED BASIN BOUNDARY
- DIRECTION OF DRAINAGE
- EXISTING STORM SEWER
- EXISTING STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- BASIN IDENTIFIER / AREA IN ACRES — D / 1.41
- DESIGN POINT — 2
- PIPE RUN — 2

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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING
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Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
FINAL PLAT
FINAL DRAINAGE REPORT
DEVELOPED DRAINAGE MAP

DESIGNED BY	MAW	SCALE		DATE	7/22/24
DRAWN BY	MAW	(H) 1"= 60'		SHEET	2 OF 3
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.25

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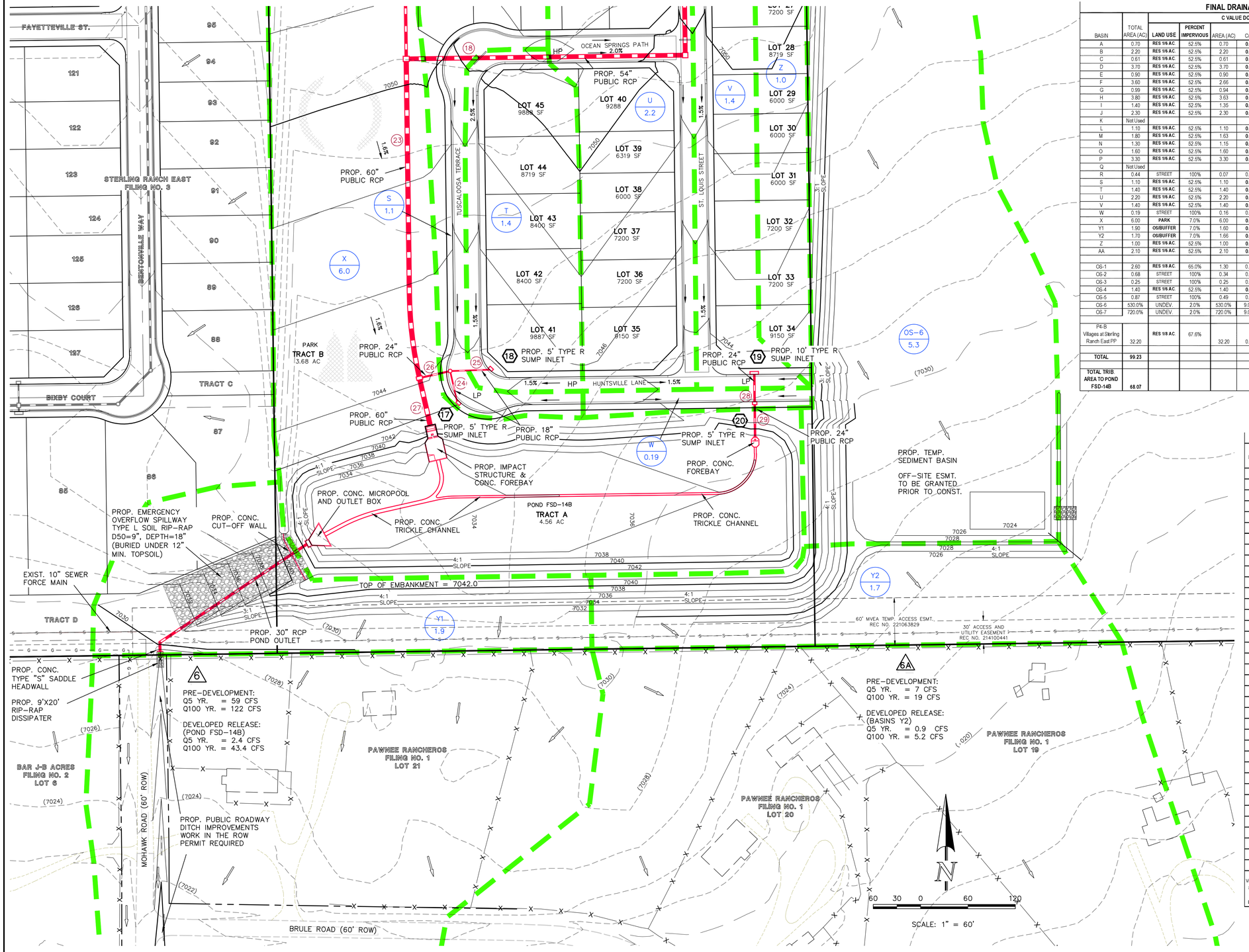


FINAL DRAINAGE REPORT ~ BASIN RUNOFF COEFFICIENT SUMMARY

BASIN	TOTAL AREA (AC)	C VALUE DCM TABLE 6-6 LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	C VALUE DCM TABLE 6-6 LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	WEIGHTED "C" VALUE C(5)	C(100)	WEIGHTED CA CA(5)	CA(100)	DCM TABLE 6-6 WEIGHTED % IMPERVIOUS
A	0.70	RES 1/8 AC	52.5%	0.70	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.26**	**0.38**	52.5%
B	2.20	RES 1/8 AC	52.5%	2.20	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.83**	**1.20**	52.5%
C	0.61	RES 1/8 AC	52.5%	0.61	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.23**	**0.33**	52.5%
D	3.70	RES 1/8 AC	52.5%	3.70	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**1.39**	**2.02**	52.5%
E	0.90	RES 1/8 AC	52.5%	0.90	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.34**	**0.49**	52.5%
F	3.60	RES 1/8 AC	52.5%	2.66	**0.38**	**0.55**	PARK	7.0%	0.94	**0.12**	**0.39**	0.31	0.50	**1.11**	**1.82**	40.6%
G	0.99	RES 1/8 AC	52.5%	0.94	**0.38**	**0.55**	OPEN SPACE	7.0%	0.05	**0.12**	**0.39**	0.36	0.54	**0.36**	**0.53**	50.2%
H	3.80	RES 1/8 AC	52.5%	3.63	**0.38**	**0.55**	OPEN SPACE	7.0%	0.17	**0.12**	**0.39**	0.36	0.54	**1.38**	**2.04**	50.5%
I	1.40	RES 1/8 AC	52.5%	1.35	**0.38**	**0.55**	OPEN SPACE	7.0%	0.05	0.08	0.35	0.36	0.54	**0.51**	**0.75**	50.9%
J	2.30	RES 1/8 AC	52.5%	2.30	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.86**	**1.25**	52.5%
K	Not Used															
L	1.10	RES 1/8 AC	52.5%	1.10	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.41**	**0.60**	52.5%
M	1.80	RES 1/8 AC	52.5%	1.63	**0.38**	**0.55**	OPEN SPACE	7.0%	0.17	**0.12**	**0.39**	0.35	0.53	**0.63**	**0.95**	48.2%
N	1.30	RES 1/8 AC	52.5%	1.15	**0.38**	**0.55**	PARK	7.0%	0.15	**0.12**	**0.39**	0.35	0.53	**0.45**	**0.69**	47.3%
O	1.60	RES 1/8 AC	52.5%	1.60	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.60**	**0.87**	52.5%
P	3.30	RES 1/8 AC	52.5%	3.30	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**1.24**	**1.80**	52.5%
Q	Not Used															
R	0.44	STREET	100%	0.07	0.90	0.96	PARK	7.0%	0.37	**0.12**	**0.39**	0.24	0.48	**0.11**	**0.21**	21.8%
S	1.10	RES 1/8 AC	52.5%	1.10	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.41**	**0.60**	52.5%
T	1.40	RES 1/8 AC	52.5%	1.40	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
U	2.20	RES 1/8 AC	52.5%	2.20	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.83**	**1.20**	52.5%
V	1.40	RES 1/8 AC	52.5%	1.40	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
W	0.19	STREET	100%	0.16	0.90	0.96	OPEN SPACE	7.0%	0.03	**0.12**	**0.39**	0.78	0.87	**0.15**	**0.17**	85.3%
X	6.00	PARK	7.0%	6.00	**0.12**	**0.39**			0.00	0.08	0.35	0.12	0.39	**0.72**	**2.34**	7.0%
Y1	1.90	OS/BUFFER	7.0%	1.60	**0.12**	**0.39**	SIDEWALK	100.0%	0.30	0.90	0.96	0.24	0.48	**0.46**	**0.91**	21.7%
Y2	1.70	OS/BUFFER	7.0%	1.66	**0.12**	**0.39**	SIDEWALK	100.0%	0.04	0.08	0.35	0.12	0.39	**0.20**	**0.66**	9.2%
Z	1.00	RES 1/8 AC	52.5%	1.00	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.38**	**0.55**	52.5%
AA	2.10	RES 1/8 AC	52.5%	2.10	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.79**	**1.14**	52.5%
OS-1	2.60	RES 1/8 AC	65.0%	1.30	0.45	0.59	STREET	100%	1.30	0.90	0.96	0.68	0.78	**1.76**	**2.02**	82.5%
OS-2	0.68	STREET	100%	0.34	0.90	0.96	OPEN SPACE	7.0%	0.34	**0.12**	**0.39**	0.51	0.68	**0.35**	**0.46**	53.5%
OS-3	0.25	STREET	100%	0.25	0.90	0.96			0.00	0.08	0.35	0.90	0.96	**0.23**	**0.24**	100.0%
OS-4	1.40	RES 1/8 AC	52.5%	1.40	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
OS-5	0.87	STREET	100%	0.49	0.90	0.96	OPEN SPACE	7.0%	0.38	**0.12**	**0.39**	0.56	0.71	**0.49**	**0.62**	59.4%
OS-6	530.0%	UNDEV.	2.0%	530.0%	9.0%	36.0%			0.0%	12.0%	39.0%	9.0%	36.0%	47.7%	190.8%	2.0%
OS-7	720.0%	UNDEV.	2.0%	720.0%	9.0%	36.0%			0.0%	12.0%	39.0%	9.0%	36.0%	64.8%	259.2%	2.0%
P4-B Villages at Sterling Ranch East PP	32.20	RES 1/8 AC	67.5%	32.20	0.46	0.61			0.00	0.08	0.35	0.46	0.61	**14.94**	**19.77**	67.6%
TOTAL	99.23															
TOTAL TRIB. AREA TO POND FSD-14B	68.07															55.6%

FINAL DRAINAGE REPORT ~ BASIN RUNOFF SUMMARY

BASIN	WEIGHTED CA(2)	CA(5)	CA(100)	OVERLAND C(5)	Length (ft)	Height (ft)	Tc (min)	STREET / CHANNEL FLOW Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	Tc TOTAL (min)	INTENSITY I(2) (in/hr)	I(5) (in/hr)	I(100) (in/hr)	TOTAL FLOWS Q(2) (cfs)	Q(5) (cfs)	Q(100) (cfs)
A	0.22	0.26	0.38	0.08	100	2	14.7	135	2.0%	2.8	0.8	15.4	2.78	3.48	5.84	0.6	**0.9**	**2.2**
B	0.70	0.83	1.20	0.08	100	2	14.7	260	1.5%	2.4	1.8	16.4	2.70	3.39	5.68	2	3	**7**
C	0.20	0.23	0.33	0.08	50	1	10.4	260	1.5%	2.4	1.8	12.1	3.07	3.84	6.45	0.6	**0.9**	**2.1**
D	1.18	1.39	2.02	0.08	100	2	14.7	900	1.8%	2.7	5.6	20.2	2.46	3.07	5.16	3	**4**	**10**
E	0.29	0.34	0.49	0.08	50	1	10.4	470	2.5%	3.2	2.5	12.8	3.00	3.75	6.30	0.9	**1.3**	**3.1**
F	0.90	1.11	1.82	0.12	100	2	14.1	270	1.5%	2.4	1.8	15.9	2.74	3.43	5.76	2	**4**	**10**
G	0.30	0.36	0.53	0.12	50	1	10.0	270	1.5%	2.4	1.8	11.8	3.10	3.88	6.52	0.9	**1.4**	**3.5**
H	1.17	1.38	2.04	0.12	100	2	14.1	450	1.5%	2.4	3.1	17.1	2.65	3.32	5.57	3	**5**	**11**
I	0.43	0.51	0.75	0.08	50	1	10.4	450	1.5%	2.4	3.1	13.4	2.94	3.69	6.19	1	**2**	**5**
J	0.74	0.86	1.25	0.08	50	1	10.4	630	3.5%	3.7	2.8	13.2	2.97	3.72	6.24	2	**3**	**8**
K	Not Used																	
L	0.35	0.41	0.60	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	0.9	**1.3**	**3.3**
M	0.53	0.63	0.95	0.12	100	2	14.1	200	1.5%	2.4	1.4	15.4	2.78	3.48	5.84	1	**2**	**6**
N	0.38	0.45	0.69	0.12	100	2	14.1	200	1.5%	2.4	1.4	15.4	2.78	3.48	5.84	1	**2**	**4**
O	0.51	0.60	0.87	0.08	100	2	14.7	300	1.5%	2.4	2.0	16.7	2.69	3.36	5.64	1	**2**	**5**
P	1.06	1.24	1.80	0.08	100	2	14.7	420	1.5%	2.4	2.9	17.5	2.63	3.29	5.52	3	**4**	**10**
Q	Not Used																	
R	0.08	0.11	0.21	0.12	100	2	14.1	50	1.5%	2.4	0.3	14.4	2.86	3.58	6.01	0.2	**0.4**	**1.3**
S	0.35	0.41	0.60	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	0.9	**1.3**	**3.3**
T	0.45	0.53	0.76	0.08	100	2	14.7	300	1.5%	2.4	2.0	16.7	2.69	3.36	5.64	1	**2**	**4**
U	0.70	0.83	1.20	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	2	**3**	**7**
V	0.45	0.53	0.76	0.08	50	1	10.4	650	1.5%	2.4	4.4	14.8	2.83	3.54	5.95	1	**2**	**5**
W	0.14	0.15	0.17									5.0	4.12	5.17	8.68	0.6	**0.8**	**1.4**
X	0.30	0.72	2.34	0.08	100	2	14.7	500	2.0%	1.0	8.4	23.1	2.30	2.88	4.83	1	**2**	**11**
Y1	0.35	0.46	0.91	0.90	250	10	3.6					5.0	4.12	5.17	8.68	1.4	**2**	**8**
Y2	0.08	0.20	0.66	0.08	90	14	7.1					7.1	3.71	4.65	7.81	0.3	**0.9**	**5.2**
Z	0.32	0.38	0.55	0.08	65	2	10.2					10.2	3.27	4.09	6.87	1	**2**	**4**
AA	0.67	0.79	1.14	0.08	65	2	10.2					10.2	3.27	4.09	6.87	2	**3**	**8**
OS-1	1.69	1.76	2.02	0.08	40	0.8	9.3	900	2.5%	3.2	4.7	14.0	2.89	3.62	6.08	5	**6**	**12**
OS-2	0.32	0.35	0.46	0.12	50	1	10.0	400	1.6%	2.5	2.6	12.6	3.02	3.78	6.35	1.0	**1.3**	**2.9**
OS-3	0.22	0.23	0.24									5.0	4.12	5.17	8.68	0.9	**1.2**	**2.1**
OS-4	0.45	0.53	0.76	0.08	50	1	10.4	500	1.5%	2.4	3.4	13.8	2.91	3.65	6.13	1	**2**	**5**
OS-5	0.46	0.49	0.62	0.12	25	0.75	6.2	450	1.5%	2.4	3.1	9.2	3.39	4.25	7.14	2	**2**	**4**
OS-6	0.16	0.48	1.91	0.12	300	7	23.2					23.2	2.29	2.87	4.81	0.4	**1**	**9**
OS-7	0.22	0.65	2.59	0.12	300	7	23.2					23.2	2.29	2.87	4.81	0.5	**2**	**12**
P4-B Villages at Sterling Ranch East PP	13.52	14.94	19.77	0.08	100	2	14.7	600	1.5%	2.4	4.1	18.7	2.55	3.19	5.35	34	**48**	**106**

LEGEND

EXISTING GROUND CONTOUR 5910
PROPOSED FINISHED CONTOUR 5910
SUBDIVISION BOUNDARY
LOT LINE
PROPOSED BASIN BOUNDARY
DIRECTION OF DRAINAGE
EXISTING STORM SEWER
EXISTING STORM INLET
PROPOSED STORM SEWER
PROPOSED STORM INLET
BASIN IDENTIFIER D
AREA IN ACRES 1.41
DESIGN POINT 2
PIPE RUN 2

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

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
FINAL PLAT
FINAL DRAINAGE REPORT
DEVELOPED DRAINAGE MAP

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	7/22/24
DRAWN BY	MAW	(H) 1"=	60'	SHEET	3 OF 3
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.25

K:\1183.25\REPORTS\FDR\1183.25 FINAL.dwg, 10/29/2024 1:25:37 PM, 1:1

REFERENCE FINAL DRAINAGE REPORT FOR

STERLING RANCH EAST FILING NO. 5

CLASSIC CONSULTING ENGINEERS & SURVEYORS

FINAL DRAINAGE REPORT
FOR
STERLING RANCH EAST
FILING NO. 5

Prepared for:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS CO 80921
(719) 592-9333

Prepared by:
CLASSIC CONSULTING
619 N. CASCADE AVE SUITE 200
COLORADO SPRINGS CO 80903
(719) 785-0790

Job No. 1183.25

PCD Project No. SF-24xx

FINAL DRAINAGE REPORT FOR
STERLING RANCH EAST FILING NO. 5

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 County for drainage reports and said report is in conformity with the applicable 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.

_____ _____

Marc A. Whorton Colorado P.E. #37155 Date

OWNER'S/DEVELOPER'S STATEMENT:
I, the owner/developer, have read and will comply with all of the requirements specified in this drainage report and plan.

Business Name: CLASSIC SRJ LAND, LLC

By: _____

Title: _____

Address: 2138 Flying Horse Club Drive

Colorado Springs, CO 80921

EL PASO COUNTY:
Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

_____ _____

Joshua Palmer, P.E. Date
County Engineer, / ECM Administrator

Conditions:

required to provide Water Quality Capture Volume (WQCV). Thus, the proposed FSD facility within this development will provide WQCV along with an Excess Urban Runoff Volume (EURV) in the lower portion of the facility storage volume with an outlet control device. Frequent and infrequent inflows are released at rates approximating undeveloped conditions. This concept provides some mitigation of increased runoff volume by releasing a portion of the increased runoff at a low rate over an extended period of time, up to 72 hours. This means that frequent storms, smaller than the 2-year event, will be reduced to very low flows near or below the sediment carrying threshold value for downstream drainage ways. Also, by incorporating an outlet structure that limits the 100-year runoff to the undeveloped condition rate, the discharge hydrograph for storms between the 2 year and the 100-year event will approximate the hydrograph for the undeveloped conditions and will help effectively mitigate the effects of development. As reasonably possible, WQCV will be provided for all new roads and urban lots.

This report will describe each developed basin tributary to the proposed FSD-14B facility. This final design will include sizing of all inlets, storm systems and FSD facilities including all required appurtenances.

The following developed basin descriptions will start at the north end of the project and move south and describe how this development proposes to handle both the off-site and on-site drainage conditions both from an interim standpoint based on adjacent construction phasing and the ultimate buildout scenario:

Off-site Basin P4-B (Q_5 = 48 cfs, Q_{100} = 106 cfs) represents the total developed flows from The Villages at Sterling Ranch East development (32.2 ac.) tributary to the proposed 48" RCP public storm system stubbed into Oak Park Dr as **Pipe Run 1**. (Reference Preliminary Drainage Report for Villages at Sterling Ranch Filing No. 1, prepared by Classic Consulting – PUDSP226) The development of this property represents the ultimate developed flow condition.

outlet pipe also daylights within this basin and directly into the existing Mohawk Road public ROW. As previously described in the existing conditions section, this pre-development location is **Design Point 6 (Q_5 = 59 cfs, Q_{100} = 122 cfs).** As described below, the designed pond release equals **(Q_5 = 2.4 cfs, Q_{100} = 43.4 cfs).** This flow combined with the Basin Y1 sheet flows is consistent with the previous reports and less than the pre-development flows values. **Basin Y2 (Q_5 = 0.9 cfs, Q_{100} = 5.2 cfs)** is also a 1.7 ac. basin consisting of the back side of the pond embankment and the buffer corridor/trail/existing easements along the south boundary. This area will continue to sheet flow in a southerly direction off-site. As previously described in the existing conditions section, this pre-development location is **Design Point 6A (Q_5 = 7 cfs, Q_{100} = 19 cfs).** This flow release remains consistent with the previous reports and less than the pre-development flows values. The Preliminary Drainage Report showed a concrete level spreader at the outfall of this pond. After further evaluation of the current immediate downstream corridor, existing gravel access and proposed trail along south boundary, it was determined that A more appropriate design for the pond outlet was to connect the outfall pipe directly into the Mohawk Road easterly sideroad ditch. This along with some public roadway ditch improvements including two culvert replacements will provide a better design to handle the proposed pond release.

DETENTION / STORMWATER QUALITY FACILITES

As required, storm water quality measures will be utilized in order to reduce the amount of sediment, debris and pollutants that are allowed to enter Sand Creek. These features include but are not limited to two Ponds (FSD-11B and FSD-14B), temporary sediment basin and runoff reduction RPA's (All owned and maintained by Sterling Ranch Metro District). All of these permanent BMPs have final design data provided within. All urban areas require detention and will provide a Water Quality Capture Volume (WQCV) and Excess Urban Runoff Volume (EURV) in the lower portion of the facility storage volume that will release the more frequent storms at a slower rate to help minimize the effects of development of the property. The proposed facilities are to be private facilities with ownership and maintenance by the Sterling Ranch Metropolitan

District. After completion of construction and upon the Board of County Commissioners acceptance, all the drainage facilities within the public Right-of-Way will be owned and maintained by El Paso County.

The following represents the proposed **Pond FSD 14-B design**:
(See MHFD-Detention Design Sheets in Appendix)

Total Tributary acreage: 68.07 Ac.

1.26 Ac.-ft. WQCV required

2.82 Ac.-ft. EURV required

2.81 Ac.-ft. 100-yr. Storage

6.89 Ac.-ft. Total

Total In-flow: **Q_5 = 78 cfs, Q_{100} = 185 cfs**

Pond Design Release: **Q_5 = 2.4 cfs, Q_{100} = 43.4 cfs**

(Ownership and maintenance by the Sterling Ranch Metro District)

DRAINAGE CRITERIA

Hydrologic calculations were performed using the City of Colorado Springs/El Paso County Drainage Criteria Manual, as revised in November 1991 and October 1994 with County adopted Chapter 6 and Section 3.2.1 of Chapter 13 of the City of Colorado Springs/El Paso County Drainage Criteria Manual as revised in May 2014. Individual on-site developed basin design used for detention/SWQ basin sizing, inlet sizing and storm system routing was calculated using the Rational Method. Runoff Coefficients are based on the imperviousness of the particular land use and the hydrologic soil type in accordance with Table 6-6. The average rainfall intensity, by recurrence interval found in the Intensity-Duration-Frequency (IDF) curves in Figure 6-5. (See Appendix)

JOB NAME: *STERLING RANCH EAST FILING NO. 5 - FDR*
JOB NUMBER: *1183.25*
DATE: *10/17/24*
CALCULATED BY: *MAW*

FINAL DRAINAGE REPORT ~ BASIN RUNOFF COEFFICIENT SUMMARY

BASIN	TOTAL AREA (AC)	C VALUE DCM TABLE 6-6					C VALUE DCM TABLE 6-6					WEIGHTED "C" VALUE		WEIGHTED CA		DCM TABLE 6-6
		LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	C(5)	C(100)	CA(5)	CA(100)	WEIGHTED % IMPERVIOUS
OS-1	2.60	RES 1/8 AC.	65.0%	1.30	0.45	0.59	STREET	100%	1.30	0.90	0.96	0.68	0.78	**1.76**	**2.02**	82.5%
OS-2	0.68	STREET	100%	0.34	0.90	0.96	OPEN SPACE	7.0%	0.34	**0.12**	**0.39**	0.51	0.68	**0.35**	**0.46**	53.5%
OS-3	0.25	STREET	100%	0.25	0.90	0.96			0.00	0.08	0.35	0.90	0.96	**0.23**	**0.24**	100.0%
OS-4	1.40	RES 1/6 AC.	52.5%	1.40	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
OS-5	0.87	STREET	100%	0.49	0.90	0.96	OPEN SPACE	7.0%	0.38	**0.12**	**0.39**	0.56	0.71	**0.49**	**0.62**	59.4%
OS-6	530.0%	UNDEV.	2.0%	530.0%	9.0%	36.0%			0.0%	12.0%	39.0%	9.0%	36.0%	47.7%	190.8%	2.0%
OS-7	720.0%	UNDEV.	2.0%	720.0%	9.0%	36.0%			0.0%	12.0%	39.0%	9.0%	36.0%	64.8%	259.2%	2.0%
P4-B Villages at Sterling Ranch East PP	32.20	RES 1/8 AC.	67.6%	32.20	0.46	0.61			0.00	0.08	0.35	0.46	0.61	**14.94**	**19.77**	67.6%
TOTAL	**99.23**															
TOTAL TRIB. AREA TO POND FSD-14B	**68.07**															55.6%

Basins tributaty to Pond FSD-14B
Basins tributaty to Pond FSD-11B
Basin w/ Runoff Reduction Treatment
Basins treated in Temp. Sediment Pond

JOB NAME: ***STERLING RANCH EAST FILING NO. 5 - FDR***
JOB NUMBER: ***1183.25***
DATE: ***10/17/24***
CALC'D BY: ***MAW***

Return Period	1-Hour Depth
2	1.19
5	1.50
10	1.75
25	2.00
50	2.25
100	2.52

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{0.33}} \qquad V = C_v S_w^{0.5} \qquad \text{Tc=L/V}$$

Table 6-7. Conveyance Coefficient, C_v

Type of Land Surface	C_v
Heavy meadow	2.5
Tillage/field	5
Riprap (not buried)* $t_c = \frac{L}{180} + 10$	6.5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

*For buried riprap, select C_v value based on type of vegetative cover.

FINAL DRAINAGE REPORT ~ BASIN RUNOFF SUMMARY

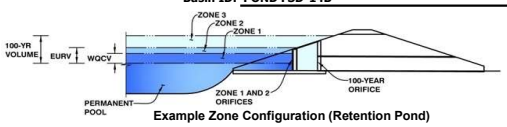
BASIN	WEIGHTED			OVERLAND				STREET / CHANNEL FLOW				Tc	INTENSITY			TOTAL FLOWS		
	CA(2)	CA(5)	CA(100)	C(5)	Length (ft)	Height (ft)	Tc (min)	Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	TOTAL (min)	I(2) (in/hr)	I(5) (in/hr)	I(100) (in/hr)	Q(2) (cfs)	Q(5) (cfs)	Q(100) (cfs)
OS-1	1.69	1.76	2.02	0.08	40	0.8	9.3	900	2.5%	3.2	4.7	14.0	2.89	3.62	6.08	5	**6**	**12**
OS-2	0.32	0.35	0.46	0.12	50	1	10.0	400	1.6%	2.5	2.6	12.6	3.02	3.78	6.35	1.0	**1.3**	**2.9**
OS-3	0.22	0.23	0.24									5.0	4.12	5.17	8.68	0.9	**1.2**	**2.1**
OS-4	0.45	0.53	0.76	0.08	50	1	10.4	500	1.5%	2.4	3.4	13.8	2.91	3.65	6.13	1	**2**	**5**
OS-5	0.46	0.49	0.62	0.12	25	0.75	6.2	450	1.5%	2.4	3.1	9.2	3.39	4.25	7.14	2	**2**	**4**
OS-6	0.16	0.48	1.91	0.12	300	7	23.2					23.2	2.29	2.87	4.81	0.4	**1**	**9**
OS-7	0.22	0.65	2.59	0.12	300	7	23.2					23.2	2.29	2.87	4.81	0.5	**2**	**12**
P4-B Villages at Sterling Ranch East PP	13.52	14.94	19.77	0.08	100	2	14.7	600	1.5%	2.4	4.1	18.7	2.55	3.19	5.35	34	**48**	**106**

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: **STERLING RANCH EAST FILING NO. 5 - FDR**

Basin ID: **POND FSD-14B**



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	**EDB**	
Watershed Area =	68.07	acres
Watershed Length =	3,200	ft
Watershed Length to Centroid =	1,600	ft
Watershed Slope =	0.040	ft/ft
Watershed Imperviousness =	55.60%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	1.261	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	4.081	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 1.19 in.) =	3.833	acre-feet	1.19	inches
5-yr Runoff Volume (P1 = 1.5 in.) =	5.369	acre-feet	1.50	inches
10-yr Runoff Volume (P1 = 1.75 in.) =	6.703	acre-feet	1.75	inches
25-yr Runoff Volume (P1 = 2 in.) =	8.433	acre-feet	2.00	inches
50-yr Runoff Volume (P1 = 2.25 in.) =	9.867	acre-feet	2.25	inches
100-yr Runoff Volume (P1 = 2.52 in.) =	11.660	acre-feet	2.52	inches
500-yr Runoff Volume (P1 = 3.48 in.) =	17.390	acre-feet	3.48	inches
Approximate 2-yr Detention Volume =	3.113	acre-feet		
Approximate 5-yr Detention Volume =	4.229	acre-feet		
Approximate 10-yr Detention Volume =	5.511	acre-feet		
Approximate 25-yr Detention Volume =	5.987	acre-feet		
Approximate 50-yr Detention Volume =	6.248	acre-feet		
Approximate 100-yr Detention Volume =	6.885	acre-feet		

Define Zones and Basin Geometry

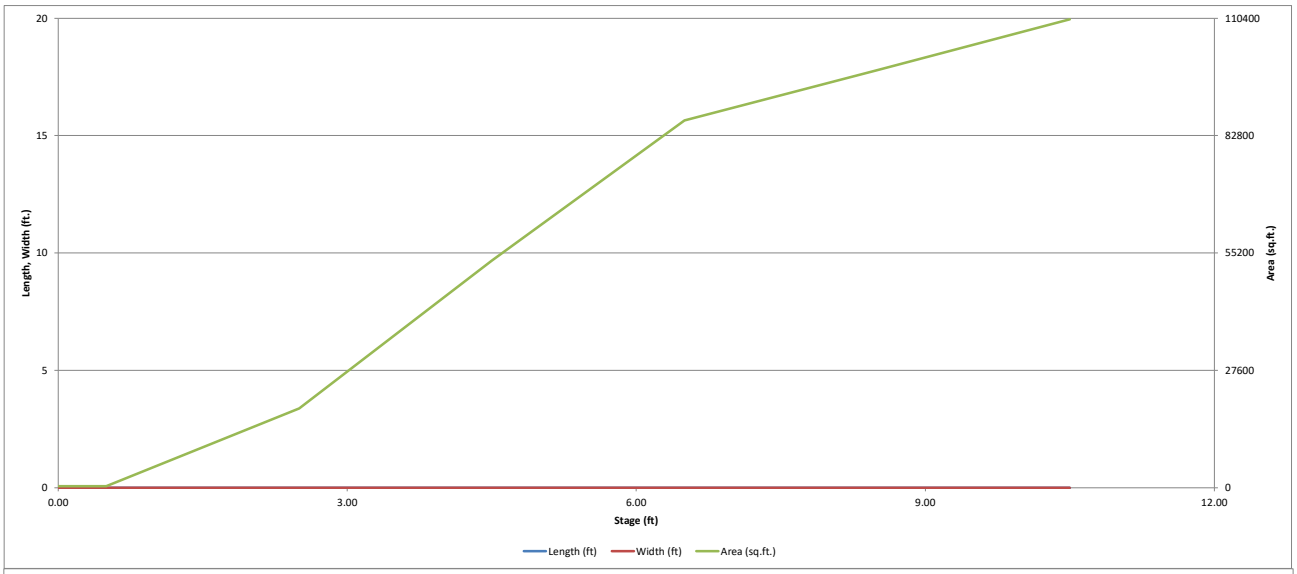
Zone 1 Volume (WQCV) =	1.261	acre-feet
Zone 2 Volume (EURV - Zone 1) =	2.820	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	2.805	acre-feet
Total Detention Basin Volume =	6.885	acre-feet
Initial Surcharge Volume (ISV) =	user	ft^3
Initial Surcharge Depth (ISD) =	user	ft
Total Available Detention Depth (H_{total}) =	user	ft
Depth of Trickle Channel (H_{TC}) =	user	ft
Slope of Trickle Channel (S_{TC}) =	user	ft/ft
Slopes of Main Basin Sides (S_{main}) =	user	H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =	user	
Initial Surcharge Area (A_{ISV}) =	user	ft^2
Surcharge Volume Length (L_{ISV}) =	user	ft
Surcharge Volume Width (W_{ISV}) =	user	ft
Depth of Basin Floor (H_{FLOOR}) =	user	ft
Length of Basin Floor (L_{FLOOR}) =	user	ft
Width of Basin Floor (W_{FLOOR}) =	user	ft
Area of Basin Floor (A_{FLOOR}) =	user	ft^2
Volume of Basin Floor (V_{FLOOR}) =	user	ft^3
Depth of Main Basin (H_{MAIN}) =	user	ft
Length of Main Basin (L_{MAIN}) =	user	ft
Width of Main Basin (W_{MAIN}) =	user	ft
Area of Main Basin (A_{MAIN}) =	user	ft^2
Volume of Main Basin (V_{MAIN}) =	user	ft^3
Calculated Total Basin Volume (V_{total}) =	**user**	acre-feet

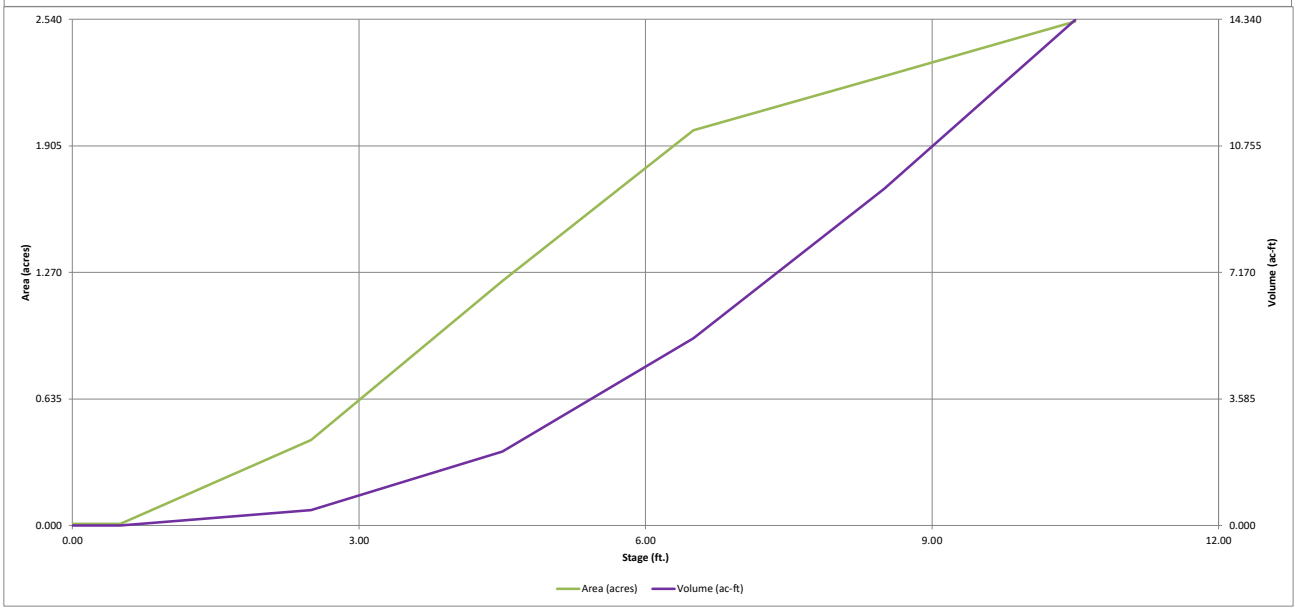
Depth Increment = 1.00 ft

Stage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft^2)	Optional Override Area (ft^2)	Area (acre)	Volume (ft^3)	Volume (ac-ft)
Top of Micropool	--	0.00	--	--	--	372	0.009		
7032	--	0.50	--	--	--	372	0.009	186	0.004
7034	--	2.50	--	--	--	18,682	0.429	19,240	0.442
7036	--	4.50	--	--	--	53,436	1.227	91,358	2.097
7038	--	6.50	--	--	--	86,379	1.983	231,173	5.307
7040	--	8.50	--	--	--	98,212	2.255	415,764	9.545
7042	--	10.50	--	--	--	110,196	2.530	624,172	14.329

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)



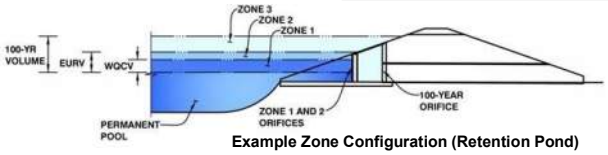


DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)

Project: **STERLING RANCH EAST FILING NO. 5 - FDR**

Basin ID: **POND FSD-14B**



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	3.72	1.261	Orifice Plate
Zone 2 (EURV)	5.84	2.820	Orifice Plate
Zone 3 (100-year)	7.28	2.805	Weir&Pipe (Restrict)
Total (all zones)		6.885	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth =		ft (distance below the filtration media surface)	Underdrain Orifice Area =		ft^2
Underdrain Orifice Diameter =		inches	Underdrain Orifice Centroid =		feet

Calculated Parameters for Underdrain

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Centroid of Lowest Orifice =	0.00	ft (relative to basin bottom at Stage = 0 ft)	WQ Orifice Area per Row =	N/A	ft^2
Depth at top of Zone using Orifice Plate =	6.25	ft (relative to basin bottom at Stage = 0 ft)	Elliptical Half-Width =	N/A	feet
Orifice Plate: Orifice Vertical Spacing =	25.00	inches	Elliptical Slot Centroid =	N/A	feet
Orifice Plate: Orifice Area per Row =	N/A	sq. inches	Elliptical Slot Area =	N/A	ft^2

Calculated Parameters for Plate

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	2.10	4.20					
Orifice Area (sq. inches)	4.91	5.94	24.00					

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

	Not Selected	Not Selected			Not Selected	Not Selected	
Invert of Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Area =	N/A	N/A	ft^2
Depth at top of Zone using Vertical Orifice =	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)	Vertical Orifice Centroid =	N/A	N/A	feet
Vertical Orifice Diameter =	N/A	N/A	inches				

Calculated Parameters for Vertical Orifice

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir and No Outlet Pipe)

	Zone 3 Weir	Not Selected			Zone 3 Weir	Not Selected	
Overflow Weir Front Edge Height, Ho =	6.25	N/A	ft (relative to basin bottom at Stage = 0 ft)	Height of Grate Upper Edge, H_t =	7.25	N/A	feet
Overflow Weir Front Edge Length =	8.00	N/A	feet	Overflow Weir Slope Length =	4.12	N/A	feet
Overflow Weir Grate Slope =	4.00	N/A	H:V	Grate Open Area / 100-yr Orifice Area =	5.32	N/A	
Horiz. Length of Weir Sides =	4.00	N/A	feet	Overflow Grate Open Area w/o Debris =	26.09	N/A	ft^2
Overflow Grate Type =	Close Mesh Grate	N/A		Overflow Grate Open Area w/ Debris =	13.05	N/A	ft^2
Debris Clogging % =	50%	N/A	%				

Calculated Parameters for Overflow Weir

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Zone 3 Restrictor	Not Selected			Zone 3 Restrictor	Not Selected	
Depth to Invert of Outlet Pipe =	0.50	N/A	ft (distance below basin bottom at Stage = 0 ft)	Outlet Orifice Area =	4.91	N/A	ft^2
Outlet Pipe Diameter =	30.00	N/A	inches	Outlet Orifice Centroid =	1.25	N/A	feet
Restrictor Plate Height Above Pipe Invert =	30.00		inches	Half-Central Angle of Restrictor Plate on Pipe =	3.14	N/A	radians

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage=	8.50	ft (relative to basin bottom at Stage = 0 ft)	Spillway Design Flow Depth=	1.08	feet
Spillway Crest Length =	50.00	feet	Stage at Top of Freeboard =	10.68	feet
Spillway End Slopes =	4.00	H:V	Basin Area at Top of Freeboard =	2.53	acres
Freeboard above Max Water Surface =	1.10	feet	Basin Volume at Top of Freeboard =	14.33	acre-ft

Calculated Parameters for Spillway

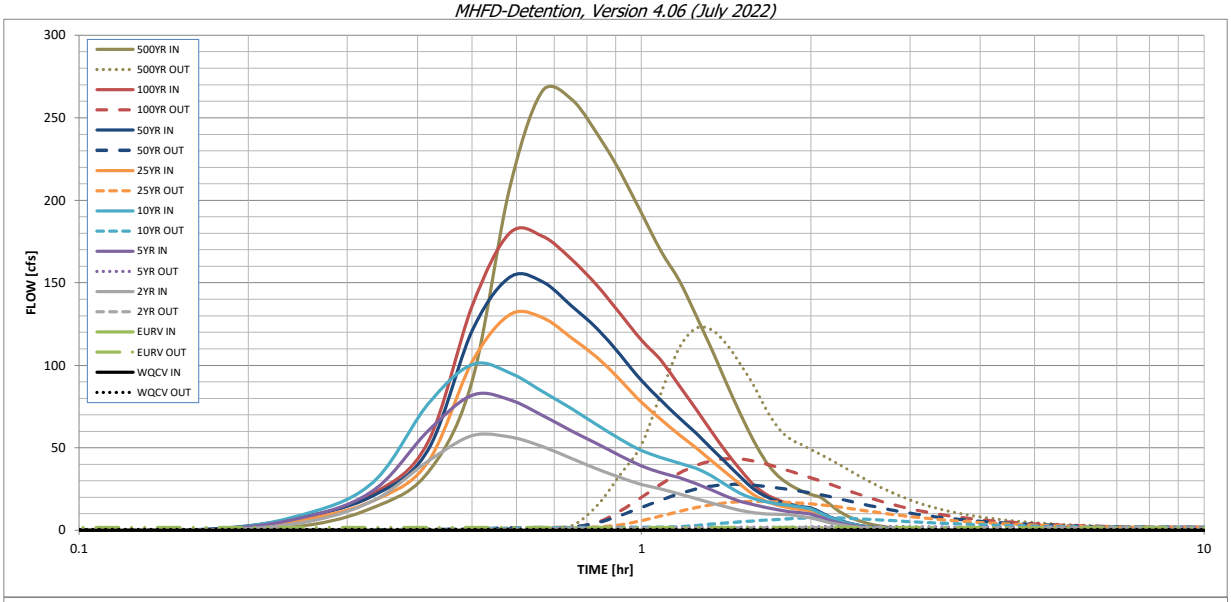
Routed Hydrograph Results

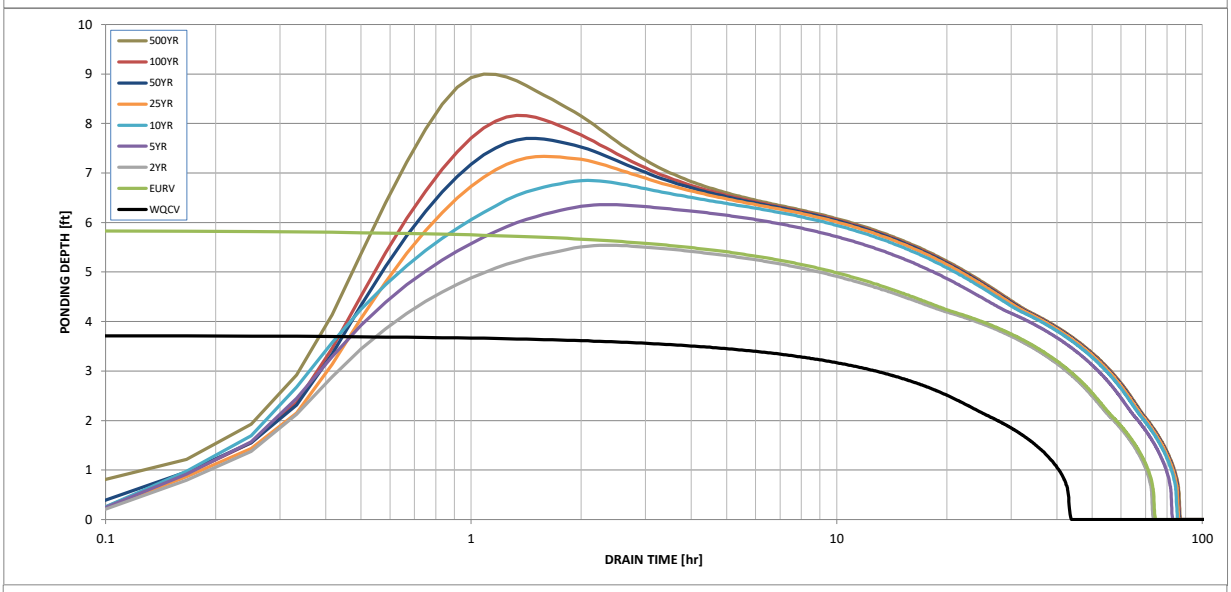
The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

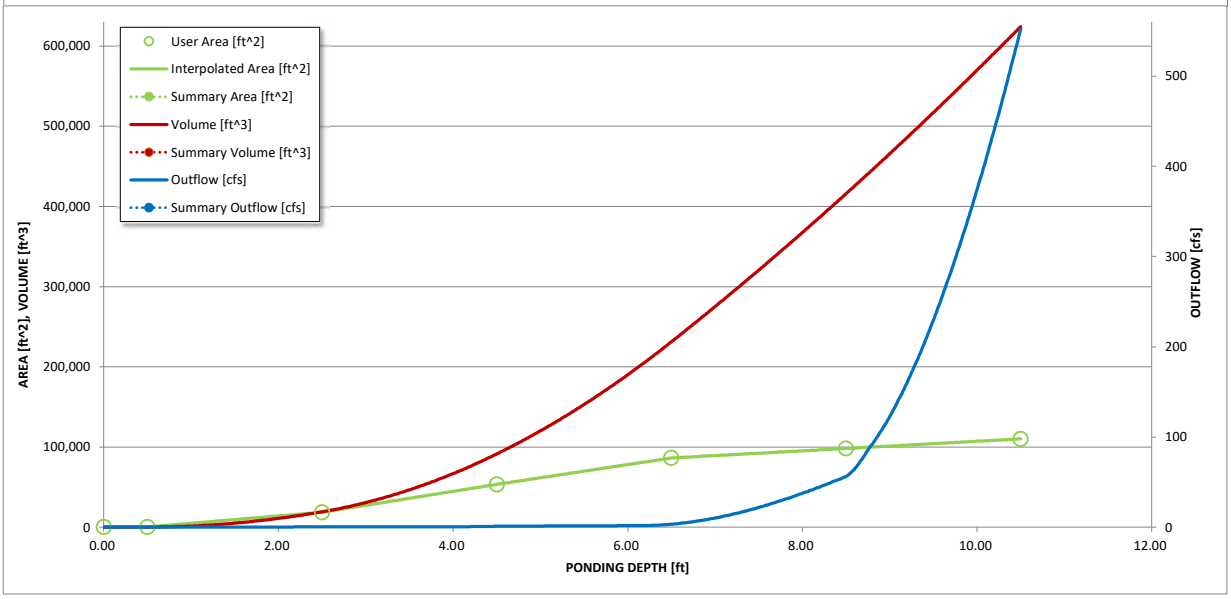
Design Storm Return Period =	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
One-Hour Rainfall Depth (in) =	N/A	N/A	1.19	1.50	1.75	2.00	2.25	2.52	3.48
CUHP Runoff Volume (acre-ft) =	1.261	4.081	3.833	5.369	6.703	8.433	9.867	11.660	17.390
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	3.833	5.369	6.703	8.433	9.867	11.660	17.390
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	6.6	18.7	28.4	50.9	63.9	81.9	132.6
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.10	0.27	0.42	0.75	0.94	1.20	1.95
Peak Inflow Q (cfs) =	N/A	N/A	57.4	81.9	100.5	130.6	153.4	180.2	266.3
Peak Outflow Q (cfs) =	0.6	1.8	1.7	2.4	7.6	17.5	27.8	43.3	122.4
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	0.1	0.3	0.3	0.4	0.5	0.9
Structure Controlling Flow =	Plate	Plate	Plate	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1	Spillway
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	0.0	0.2	0.6	1.0	1.6	2.5
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	40	66	65	72	72	70	68	66	61
Time to Drain 99% of Inflow Volume (hours) =	**42**	71	70	78	80	80	79	78	75
Maximum Ponding Depth (ft) =	3.72	5.85	5.54	6.36	6.85	7.33	7.70	8.16	9.00
Area at Maximum Ponding Depth (acres) =	0.92	1.74	1.62	1.93	2.03	2.10	2.15	2.21	2.32
Maximum Volume Stored (acre-ft) =	1.262	4.098	3.561	5.033	6.009	7.000	7.784	8.786	10.666

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)







S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

DETENTION BASIN OUTLET STRUCTURE DESIGN

Outflow Hydrograph Workbook Filename:

Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
5.00 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.53	0.05	2.63
	0:15:00	0.00	0.00	4.70	7.69	9.53	6.40	8.12	7.82	13.74
	0:20:00	0.00	0.00	17.91	23.96	29.10	17.94	21.01	22.34	34.78
	0:25:00	0.00	0.00	41.77	59.94	76.12	40.96	48.16	52.93	90.20
	0:30:00	0.00	0.00	57.35	81.94	100.54	102.08	120.79	135.81	207.63
	0:35:00	0.00	0.00	56.57	79.11	95.49	130.62	153.39	180.21	266.28
	0:40:00	0.00	0.00	50.73	69.58	84.08	129.02	150.63	178.31	261.48
	0:45:00	0.00	0.00	43.64	60.33	73.83	116.71	136.08	164.40	240.61
	0:50:00	0.00	0.00	37.24	52.62	64.00	105.00	122.44	148.47	217.34
	0:55:00	0.00	0.00	31.99	45.25	55.20	91.13	106.40	131.22	192.11
	1:00:00	0.00	0.00	27.83	39.04	48.36	77.54	90.68	115.29	169.06
	1:05:00	0.00	0.00	25.03	34.97	44.05	67.12	78.69	102.98	151.65
	1:10:00	0.00	0.00	22.08	31.93	40.72	58.04	68.20	87.87	130.27
	1:15:00	0.00	0.00	19.18	28.40	37.53	50.06	58.92	73.47	109.79
	1:20:00	0.00	0.00	16.55	24.39	32.92	42.11	49.53	59.70	89.24
	1:25:00	0.00	0.00	14.10	20.64	27.29	34.72	40.77	47.29	70.46
	1:30:00	0.00	0.00	12.03	17.53	22.31	27.68	32.36	36.58	54.32
	1:35:00	0.00	0.00	10.64	15.51	19.11	21.50	24.99	27.57	41.15
	1:40:00	0.00	0.00	9.94	13.74	17.23	17.55	20.34	21.80	32.82
	1:45:00	0.00	0.00	9.61	12.33	15.97	15.17	17.51	18.33	27.69
	1:50:00	0.00	0.00	9.41	11.34	15.08	13.63	15.66	15.96	24.16
	1:55:00	0.00	0.00	8.49	10.60	14.20	12.58	14.38	14.31	21.69
	2:00:00	0.00	0.00	7.49	9.83	12.95	11.89	13.53	13.13	19.90
	2:05:00	0.00	0.00	5.96	7.86	10.28	9.54	10.83	10.27	15.55
	2:10:00	0.00	0.00	4.50	5.89	7.68	7.08	8.01	7.46	11.28
	2:15:00	0.00	0.00	3.41	4.43	5.71	5.29	5.97	5.55	8.36
	2:20:00	0.00	0.00	2.56	3.30	4.22	3.93	4.43	4.14	6.21
	2:25:00	0.00	0.00	1.90	2.43	3.09	2.90	3.26	3.08	4.61
	2:30:00	0.00	0.00	1.39	1.74	2.25	2.10	2.35	2.24	3.36
	2:35:00	0.00	0.00	0.99	1.23	1.63	1.52	1.70	1.63	2.43
	2:40:00	0.00	0.00	0.69	0.87	1.16	1.10	1.23	1.18	1.76
	2:45:00	0.00	0.00	0.45	0.59	0.77	0.75	0.84	0.80	1.19
	2:50:00	0.00	0.00	0.26	0.36	0.46	0.47	0.52	0.50	0.73
	2:55:00	0.00	0.00	0.13	0.19	0.24	0.25	0.28	0.26	0.38
	3:00:00	0.00	0.00	0.05	0.08	0.09	0.10	0.11	0.10	0.14
	3:05:00	0.00	0.00	0.01	0.01	0.02	0.02	0.02	0.02	0.02
	3:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)

Summary Stage-Area-Volume-Discharge Relationships

The user can create a summary S-A-V-D by entering the desired stage increments and the remainder of the table will populate automatically.
The user should graphically compare the summary S-A-V-D table to the full S-A-V-D table in the chart to confirm it captures all key transition points.

Stage - Storage Description	Stage [ft]	Area [ft^2]	Area [acres]	Volume [ft^3]	Volume [ac-ft]	Total Outflow [cfs]

DRAINAGE MAPS

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

SEE SHEET 1

LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
SUB-BASIN BOUNDARY	
SAND CREEK EAST FORK BASIN LINE	
DESIGN POINT	4
BASIN IDENTIFIER / AREA IN ACRES	BB / 10.0
EXISTING DIRECTION OF FLOW	
EXISTING STORM SEWER	

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Subcatchment Runoff

Subcatchment	Area (Ac.)	SWMM Imperv. (%)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
EX-10	265.9	7%	105	222
EX10A	153.5	5%	46	103
EX-11 *	214.3	4%	54	129
EX-13 *	94.8	6%	36	85
EX-4A	44.2	8%	19	50
EX-5	26.2	8%	12	32
EX-7	152.8	5%	46	105
EX-7A	2.4	2%	1	5
EX-8	32.2	2%	5	23
EX-8A	6.6	2%	2	9
EX-9	139.3	8%	59	122
EX-9A	21.8	5%	7	19
TR-12 *	4.7	5%	2	9
TR-20 *	23.2	7%	10	32
TR-4 *	4.4	5%	2	9
TR-5 *	13.7	5%	5	17
TR-6 *	1.5	5%	1	4
TR-7 *	2.6	5%	1	5

* Basins with no change upon developed condition

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Surface Routing

Design Point (South Bndy.)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
4	46	105
4A	1	5
5	5	23
5A	2	9
6	59	122
6A	7	19
7	110	249
56	60	160

VOLLMER ROAD
BRIARGATE BLVD. (130' ROW)
STAPLETON ROAD
STERLING RANCH RD. (80' ROW)
SAND CREEK EAST FORK
SAND CREEK REACH SC-9
SAND CREEK REACH SC-8
SAND CREEK REACH SC-
BISON VALLE
EXIST. POND 2
EXIST. TEMP. SEDIMENT BASIN
HOMESTEAD NORTH PLATTED BOUNDARY
CLASSIC OWNERSHIP BOUNDARY
BLUMENTHAL CLASSIC OWNERSHIP
OVERALL STERLING RANCH PROPERTY BOUNDARY
TOMAHAWK TRAIL

(HOMESTEAD NORTH AT STERLING RANCH RESIDENTIAL USE)
HOMESTEAD AT STERLING RANCH FILING NO. 1
HOMESTEAD AT STERLING RANCH FILING NO. 2
BRANDING IRON AT STERLING RANCH FILING NO. 2
INDIAN WELLS SUBD. FILING NO. 1
BOW VALLEY SUBD.
UNPLATTED (FUTURE STERLING RANCH RESIDENTIAL USE)
UNPLATTED ELITE PROPERTIES OF AMERICA, INC. (CLASSIC HOMES)
UNPLATTED BUFORD/BENNETT

EX-10 265.9
EX10A 153.5
EX-11 214.3
EX-13 94.8
EX-9 139.3
EX-7 152.8
EX-4A 44.2
EX-5 26.2

REFERENCE SAND CREEK CHANNEL IMPROVEMENTS PROPOSED WITH HOMESTEAD NORTH AT STERLING RANCH FIL.NO. 1 PREPARED BY JR ENG. (PCD NO. SF-22-013)

VILLAGES AT STERLING RANCH EAST PUD

SITE

SEE SHEET 3

N

200 100 0 200 400

SCALE: 1" = 200'

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST
PRELIMINARY PLAN NO. 1
PRELIMINARY DRAINAGE REPORT
PRE-DEVELOPMENT DRAINAGE MAP

DESIGNED BY	MAW	SCALE		DATE	4-1-22
DRAWN BY	MAW	(H) 1"= 200'		SHEET	2 OF 6
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

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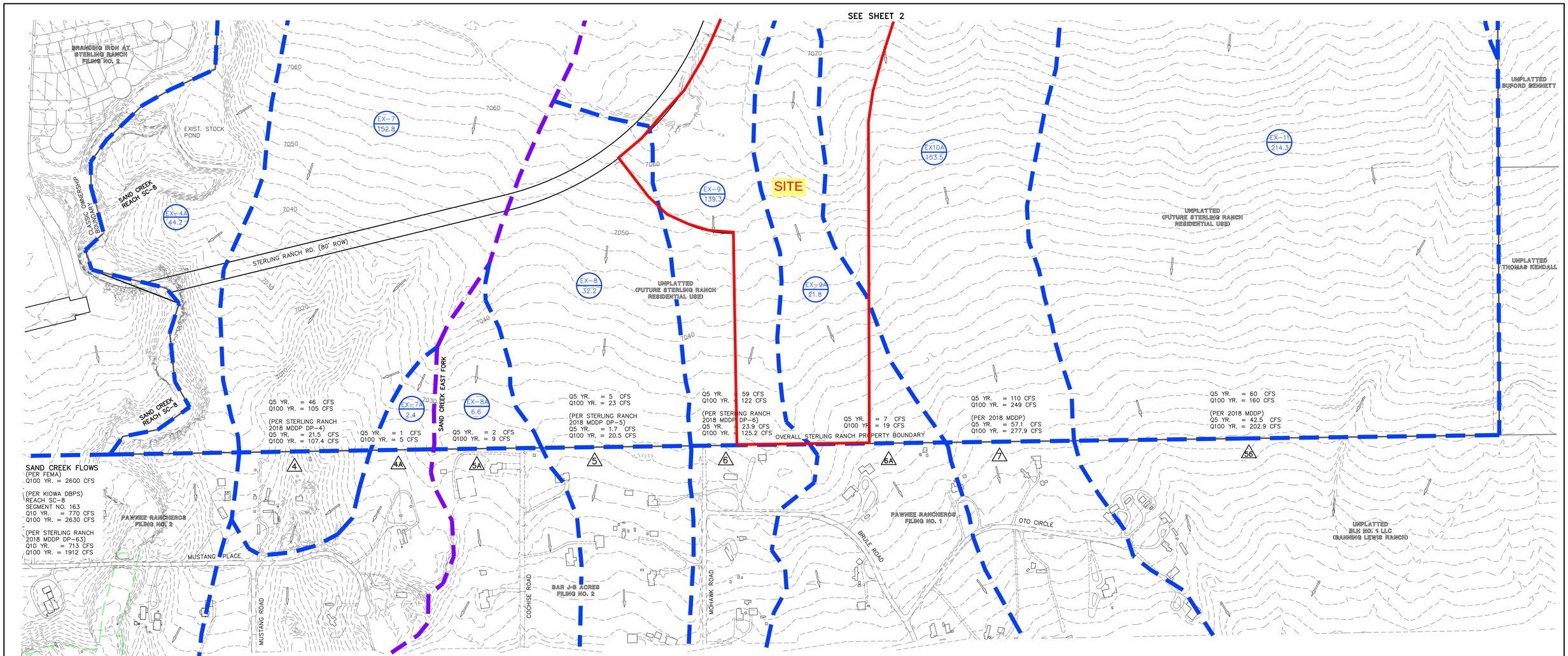

NOTE:

THE FOLLOWING LABELS AS SHOWN ALONG THE SOUTH BOUNDARY REPRESENT PRE-DEVELOPED FLOWS AS PRESENTED IN THE 2018 STERLING RANCH MDDP. SEE REFERENCE MATERIAL IN APPENDIX FOR ORIGINAL MAP.

(PER STERLING RANCH 2018 MDDP DP-5)
Q5 YR. = 1.7 CFS
Q100 YR. = 20.5 CFS

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Subcatchment Runoff

Subcatchment	Area (Ac.)	SWMM Imperv. (%)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
EX-10	265.9	7%	105	222
EX10A	153.5	5%	46	103
EX-11 *	214.3	4%	54	129
EX-13 *	94.8	6%	36	85
EX-4A	44.2	8%	19	50
EX-5	26.2	8%	12	32
EX-7	152.8	5%	46	105
EX-7A	2.4	2%	1	5
EX-8	32.2	2%	5	23
EX-8A	6.6	2%	2	9
EX-9	139.3	8%	59	122
EX-9A	21.8	5%	7	19
TR-12 *	4.7	5%	2	9
TR-20 *	23.2	7%	10	32
TR-4 *	4.4	5%	2	9
TR-5 *	13.7	5%	5	17
TR-6 *	1.5	5%	1	4
TR-7 *	2.6	5%	1	5

* Basins with no change upon developed condition

STERLING RANCH EAST PRELIMINARY PLAN NO. 1
Pre-Developed Surface Routing

Design Point (South Bndy.)	Peak Runoff 5 yr. (CFS)	Peak Runoff 100 yr. (CFS)
4	46	105
4A	1	5
5	5	23
5A	2	9
6	59	122
6A	7	19
7	110	249
56	60	160

LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
SUB-BASIN BOUNDARY	
SAND CREEK EAST FORK BASIN LINE	
DESIGN POINT	4
BASIN IDENTIFIER / AREA IN ACRES	BB 10.0
EXISTING DIRECTION OF FLOW	
EXISTING STORM SEWER	

200 100 0 200 400

SCALE: 1" = 200'

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH EAST
PRELIMINARY PLAN NO. 1
PRELIMINARY DRAINAGE REPORT
PRE-DEVELOPMENT DRAINAGE MAP

DESIGNED BY	MAW	SCALE		DATE	4-1-22
DRAWN BY	MAW	(H) 1"= 200'		SHEET	3 OF 6
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.22

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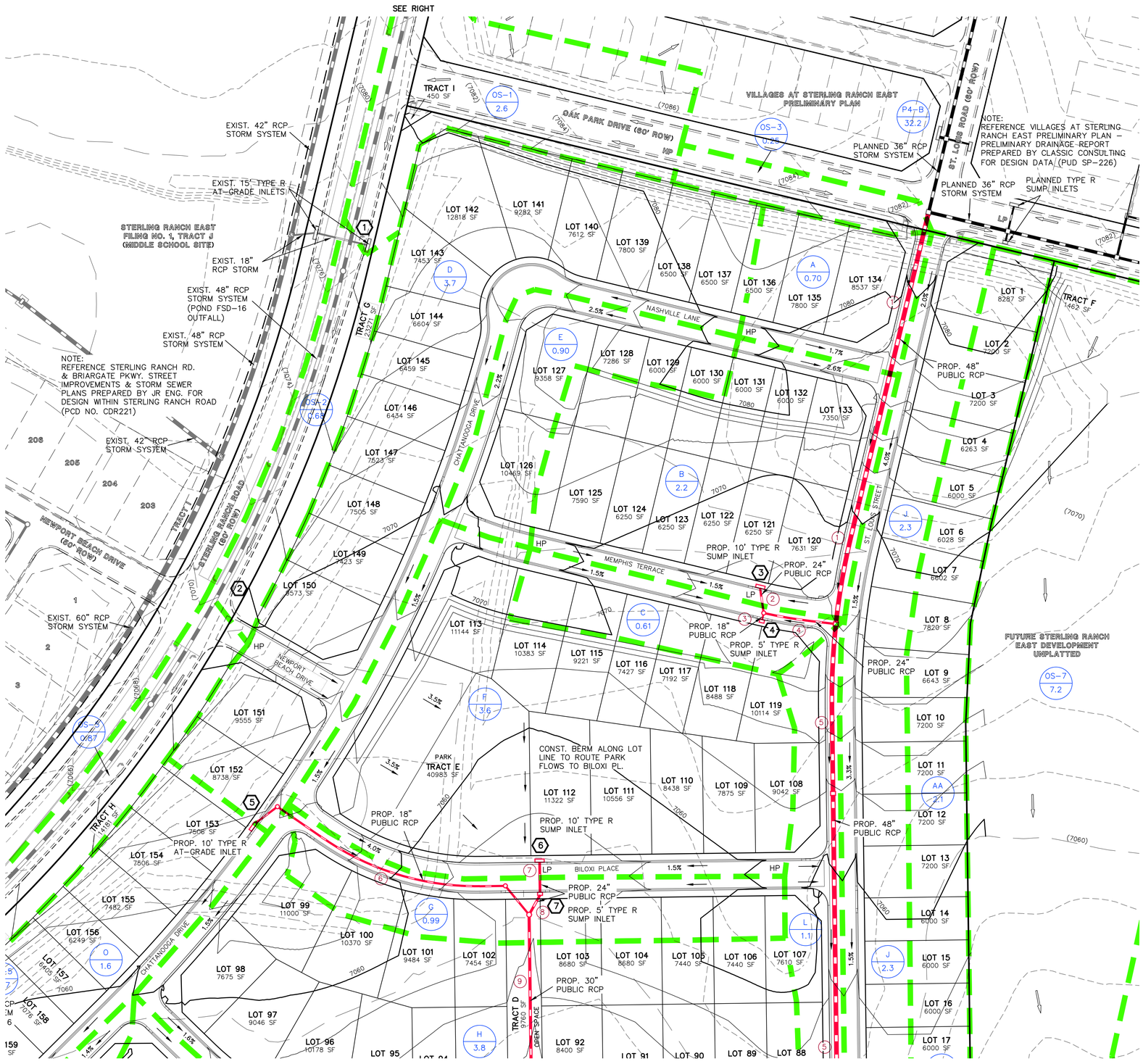

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UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
FINAL PLAT
FINAL DRAINAGE REPORT
DEVELOPED DRAINAGE MAP

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	7/22/24
DRAWN BY	MAW	(H) 1"=	60'	SHEET	1 OF 3
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.25

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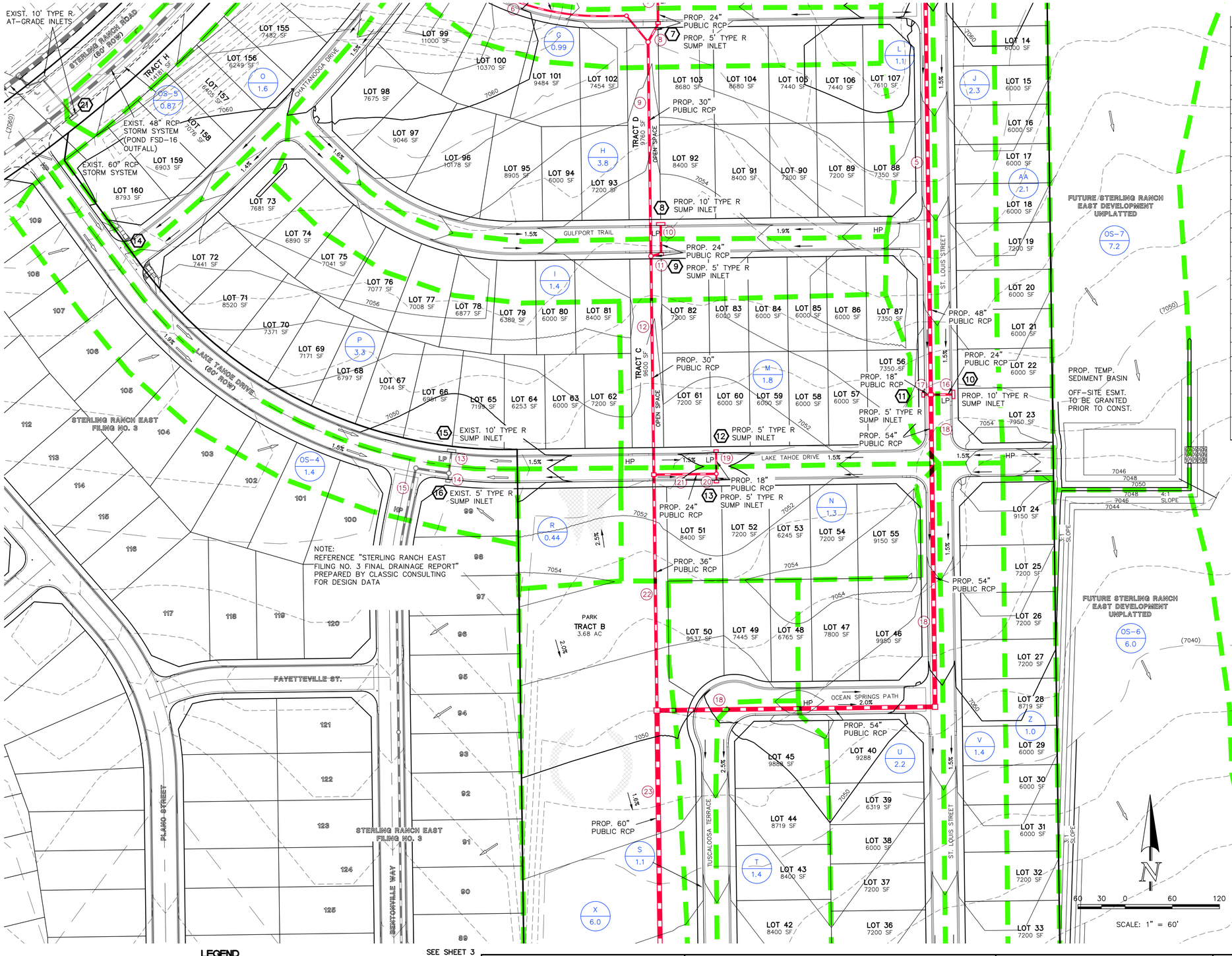

FINAL DRAINAGE REPORT ~ SURFACE ROUTING SUMMARY

Design Point(s)	Contributing Basins / Design Point	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity I(5)	Intensity I(100)	Flow Q(5)	Flow Q(100)	Facility/ Inlet Size*
1	OS-1	1.76	2.02	14.0	3.62	6.08	6	12	Exist. 15' Type R At-Grade Inlet
2	OS-2, Flow-By from DP-1	0.35	0.72	16.6	3.37	5.65	1	4	Exist. Crosspan
3	OS-3, A, B	1.31	1.82	16.4	3.39	5.68	4	10	Prop. 10' Type R Sump Inlet
4	C	0.23	0.33	12.1	3.84	6.45	0.9	2.1	Prop. 5' Type R Sump Inlet
5	D	1.39	2.02	20.2	3.07	5.16	4	10	Prop. 10' Type R At-Grade Inlet
6	E, F	1.45	2.31	15.9	3.43	5.76	5	13	Prop. 10' Type R Sump Inlet
7	G	0.36	0.53	11.8	3.88	6.52	1.4	3.5	Prop. 5' Type R Sump Inlet
8	H	1.38	2.04	17.1	3.32	5.57	5	11	Prop. 10' Type R Sump Inlet
9	I	0.51	0.75	13.4	3.69	6.19	2	5	Prop. 5' Type R Sump Inlet
10	J	0.86	1.25	13.2	3.72	6.24	3	8	Prop. 10' Type R Sump Inlet
11	L	0.41	0.60	18.1	3.24	5.44	1.3	3.3	Prop. 5' Type R Sump Inlet
12	M	0.63	0.95	15.4	3.48	5.84	2	6	Prop. 5' Type R Sump Inlet
13	N	0.45	0.69	15.4	3.48	5.84	2	4	Prop. 5' Type R Sump Inlet
14	O and DP-5 Flow-By	0.61	1.46	21.2	3.00	5.03	2	7	Prop. 6' Crosspan
15	P and DP-14	1.85	3.26	22.2	2.93	4.92	5	16	Exist. 10' Type R Sump Inlet
16	OS-4, R	0.63	0.97	14.4	3.58	6.01	2	6	Exist. 5' Type R Sump Inlet
17	S	0.41	0.60	18.1	3.24	5.44	1.3	3.3	Prop. 5' Type R Sump Inlet
18	T	0.53	0.76	16.7	3.36	5.64	2	4	Prop. 5' Type R Sump Inlet
19	U, V	1.35	1.96	18.1	3.24	5.44	4	11	Prop. 10' Type R Sump Inlet
20	W	0.15	0.17	5.0	5.17	8.68	0.8	1.4	Prop. 5' Type R Sump Inlet
21	OS-5, Flow-by from DP-2	0.83	1.34	19.7	3.11	5.22	3	7	Exist. 10' Type R At-Grade Inlet
	TOTAL BASINS TRIBUTARY TO POND FSD-14B	**27.06**	**38.31**	**23.1**	**2.88**	**4.83**	**78**	**185**	
	TOTAL BASINS TRIBUTARY TO POND FSD-14B (VILLAGES NOT DEV.)	**12.12**	**18.54**	**23.1**	**2.88**	**4.83**	**35**	**89**	
6 (MDDP) SOUTH BNDY.	**POND FSD-14B RELEASE AND BASIN Y1**	**REF. MHFD-DETENTION SPREADSHEET FOR CALCULATIONS**			**2.4**	**43.4**			Sheet flow from Level Spreader & Basin Y1
6A (MDDP) SOUTH BNDY.	**BASIN Y2**	**0.20**	**0.66**	**7.1**	**4.65**	**7.81**	**0.9**	**5.2**	Sheet flow

FINAL DRAINAGE REPORT ~ PIPE ROUTING SUMMARY

Pipe Run	Contributing Basin / Design Point / Pipe Run	Equivalent CA(5)	Equivalent CA(100)	Maximum Tc	Intensity I(5)	Intensity I(100)	Flow Q(5)	Flow Q(100)	Pipe Size*
1	**P4-B FUTURE VILLAGES AT STERLING RANCH PP**	**14.94**	**19.77**	**18.7**	**3.19**	**5.35**	**48**	**106**	**PROP. 48" RCP**
2	DP-3	1.31	1.82	16.4	3.39	5.68	4	10	PROP. 24" RCP
3	DP-4	0.23	0.33	12.1	3.84	6.45	0.9	2.1	PROP. 18" RCP
4	PR-2, PR-3	1.54	2.15	16.6	3.37	5.65	5	12	PROP. 24" RCP
5	**PR-1, PR-4**	**16.48**	**21.92**	**19.5**	**3.12**	**5.25**	**52**	**115**	**PROP. 48" RCP**
6	DP-5 COLLECTION	1.37	1.43	20.5	3.05	5.12	4	7	PROP. 18" RCP
7	DP-6	1.45	2.31	15.9	3.43	5.76	5	13	PROP. 24" RCP
8	PR-7, DP-7	1.81	2.84	15.9	3.43	5.76	6	16	PROP. 24" RCP
9	PR-6, PR-8	3.18	4.27	20.9	3.02	5.07	10	22	PROP. 30" RCP
10	DP-8	1.38	2.04	17.1	3.32	5.57	5	11	PROP. 24" RCP
11	PR-10, DP-9	1.89	2.80	17.1	3.32	5.57	6	16	PROP. 24" RCP
12	PR-9, PR-11	5.07	7.07	21.3	2.99	5.02	15	35	PROP. 30" RCP
13	**DP-15 (To Pond FSD-11B)**	**1.85**	**3.26**	**22.2**	**2.93**	**4.92**	**5**	**16**	**EXIST. 24" RCP**
14	**DP-16 (To Pond FSD-11B)**	**0.63**	**0.97**	**14.4**	**3.58**	**6.01**	**2**	**6**	**EXIST. 18" RCP**
15	**PR-13, PR-14 (To FSD-11B)**	**2.48**	**4.23**	**23.4**	**2.85**	**4.79**	**7**	**20**	**EXIST. 30" RCP**
16	DP-10	0.86	1.25	13.2	3.72	6.24	3	8	PROP. 24" RCP
17	DP-11	0.41	0.60	18.1	3.24	5.44	1.3	3.3	PROP. 18" RCP
18	**PR-5, PR-13, PR-14**	**17.76**	**23.78**	**19.7**	**3.11**	**5.22**	**55**	**124**	**PROP. 54" RCP**
19	DP-12	0.63	0.95	15.4	3.48	5.84	2	6	PROP. 18" RCP
20	DP-13	0.45	0.69	15.4	3.48	5.84	2	4	PROP. 18" RCP
21	PR-19, PR-20	1.08	1.64	15.5	3.47	5.82	4	10	PROP. 24" RCP
22	PR-12, PR-21	6.15	8.71	21.7	2.96	4.98	18	43	PROP. 36" RCP
23	**PR-18, PR-22**	**23.91**	**32.48**	**22.2**	**2.93**	**4.92**	**70**	**160**	**PROP. 60" RCP**
24	DP-17	0.41	0.60	18.1	3.24	5.44	1.3	3.3	PROP. 18" RCP
25	DP-18	0.53	0.76	16.7	3.36	5.64	2	4	PROP. 18" RCP
26	PR-24, PR-25	0.94	1.36	18.1	3.24	5.44	3	7	PROP. 24" RCP
27	**PR-23, PR-26 (IN-FLOW ULTIMATE CONDITION)**	**24.85**	**33.85**	**22.3**	**2.92**	**4.91**	**73**	**166**	**PROP. 60" RCP**
27	**PR-20, PR-23 (IN-FLOW INTERIM CONDITION - VILLAGES NOT DEVELOPED)**	**9.91**	**14.08**	**20.3**	**3.06**	**5.14**	**30**	**72**	**PROP. 60" RCP**
28	DP-19	1.35	1.96	18.1	3.24	5.44	4	11	PROP. 24" RCP
29	**DP-20, PR-28**	**1.50**	**2.13**	**18.2**	**3.23**	**5.43**	**5**	**12**	**PROP. 24" RCP**

LEGEND

- EXISTING GROUND CONTOUR — 5910
- PROPOSED FINISHED CONTOUR — 5910
- SUBDIVISION BOUNDARY
- LOT LINE
- PROPOSED BASIN BOUNDARY
- DIRECTION OF DRAINAGE
- EXISTING STORM SEWER
- EXISTING STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- BASIN IDENTIFIER / AREA IN ACRES — D / 1.41
- DESIGN POINT — 2
- PIPE RUN — 2

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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
FINAL PLAT
FINAL DRAINAGE REPORT
DEVELOPED DRAINAGE MAP

DESIGNED BY	MAW	SCALE		DATE	7/22/24
DRAWN BY	MAW	(H) 1"= 60'		SHEET	2 OF 3
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.25

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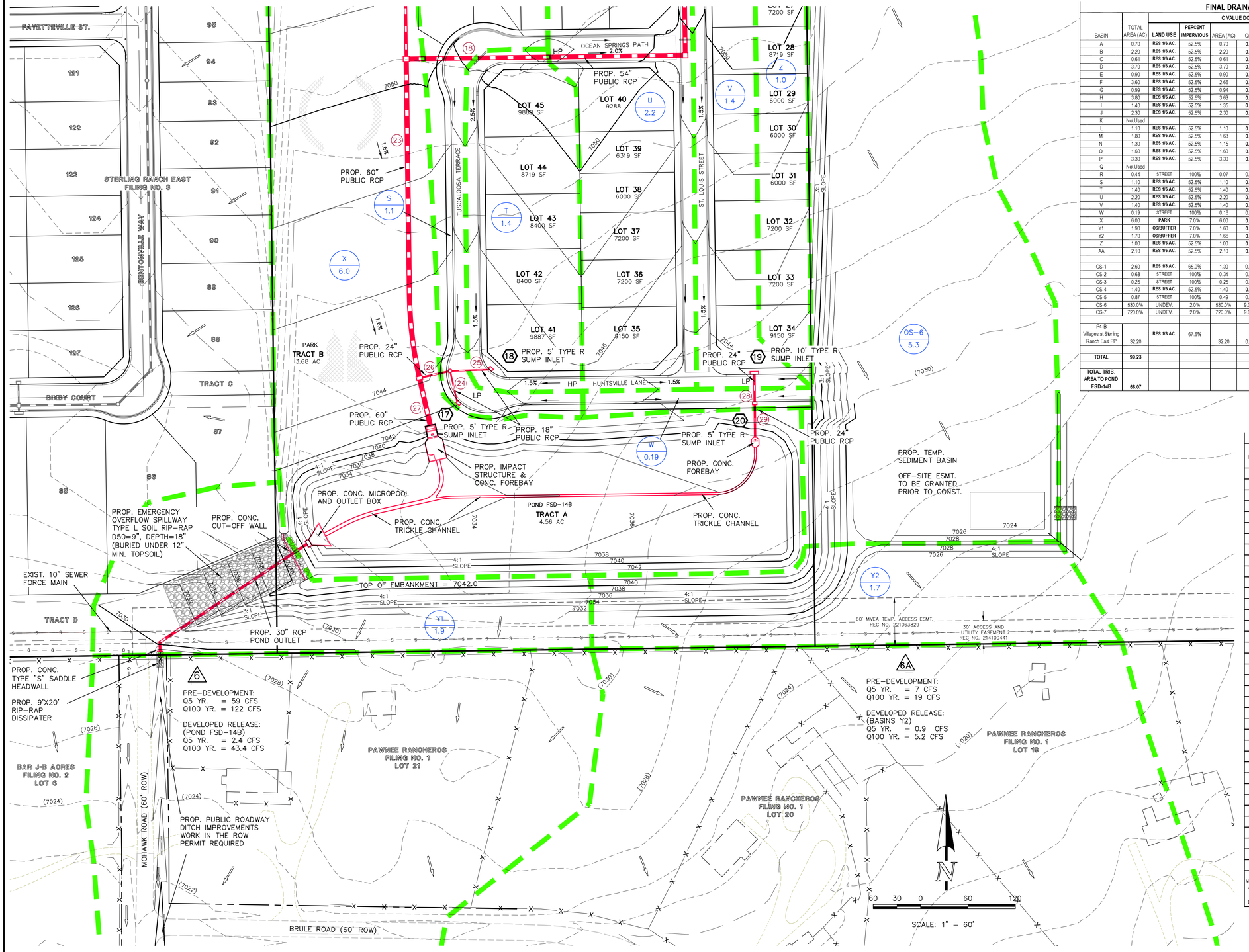


FINAL DRAINAGE REPORT ~ BASIN RUNOFF COEFFICIENT SUMMARY

BASIN	TOTAL AREA (AC)	C VALUE DCM TABLE 6-6 LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	C VALUE DCM TABLE 6-6 LAND USE	PERCENT IMPERVIOUS	AREA (AC)	C(5)	C(100)	WEIGHTED "C" VALUE C(5)	C(100)	WEIGHTED CA CA(5)	CA(100)	DCM TABLE 6-6 WEIGHTED % IMPERVIOUS
A	0.70	RES 1/8 AC	52.5%	0.70	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.26**	**0.38**	52.5%
B	2.20	RES 1/8 AC	52.5%	2.20	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.83**	**1.20**	52.5%
C	0.61	RES 1/8 AC	52.5%	0.61	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.23**	**0.33**	52.5%
D	3.70	RES 1/8 AC	52.5%	3.70	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**1.39**	**2.02**	52.5%
E	0.90	RES 1/8 AC	52.5%	0.90	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.34**	**0.49**	52.5%
F	3.60	RES 1/8 AC	52.5%	2.66	**0.38**	**0.55**	PARK	7.0%	0.94	**0.12**	**0.39**	0.31	0.50	**1.11**	**1.82**	40.6%
G	0.99	RES 1/8 AC	52.5%	0.94	**0.38**	**0.55**	OPEN SPACE	7.0%	0.05	**0.12**	**0.39**	0.36	0.54	**0.36**	**0.53**	50.2%
H	3.80	RES 1/8 AC	52.5%	3.63	**0.38**	**0.55**	OPEN SPACE	7.0%	0.17	**0.12**	**0.39**	0.36	0.54	**1.38**	**2.04**	50.5%
I	1.40	RES 1/8 AC	52.5%	1.35	**0.38**	**0.55**	OPEN SPACE	7.0%	0.05	0.08	0.35	0.36	0.54	**0.51**	**0.75**	50.9%
J	2.30	RES 1/8 AC	52.5%	2.30	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.86**	**1.25**	52.5%
K	Not Used															
L	1.10	RES 1/8 AC	52.5%	1.10	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.41**	**0.60**	52.5%
M	1.80	RES 1/8 AC	52.5%	1.63	**0.38**	**0.55**	OPEN SPACE	7.0%	0.17	**0.12**	**0.39**	0.35	0.53	**0.63**	**0.95**	48.2%
N	1.30	RES 1/8 AC	52.5%	1.15	**0.38**	**0.55**	PARK	7.0%	0.15	**0.12**	**0.39**	0.35	0.53	**0.45**	**0.69**	47.3%
O	1.60	RES 1/8 AC	52.5%	1.60	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.60**	**0.87**	52.5%
P	3.30	RES 1/8 AC	52.5%	3.30	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**1.24**	**1.80**	52.5%
Q	Not Used															
R	0.44	STREET	100%	0.07	0.90	0.96	PARK	7.0%	0.37	**0.12**	**0.39**	0.24	0.48	**0.11**	**0.21**	21.8%
S	1.10	RES 1/8 AC	52.5%	1.10	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.41**	**0.60**	52.5%
T	1.40	RES 1/8 AC	52.5%	1.40	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
U	2.20	RES 1/8 AC	52.5%	2.20	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.83**	**1.20**	52.5%
V	1.40	RES 1/8 AC	52.5%	1.40	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
W	0.19	STREET	100%	0.16	0.90	0.96	OPEN SPACE	7.0%	0.03	**0.12**	**0.39**	0.78	0.87	**0.15**	**0.17**	85.3%
X	6.00	PARK	7.0%	6.00	**0.12**	**0.39**			0.00	0.08	0.35	0.12	0.39	**0.72**	**2.34**	7.0%
Y1	1.90	OS/BUFFER	7.0%	1.60	**0.12**	**0.39**	SIDEWALK	100.0%	0.30	0.90	0.96	0.24	0.48	**0.46**	**0.91**	21.7%
Y2	1.70	OS/BUFFER	7.0%	1.66	**0.12**	**0.39**	SIDEWALK	100.0%	0.04	0.08	0.35	0.12	0.39	**0.20**	**0.66**	9.2%
Z	1.00	RES 1/8 AC	52.5%	1.00	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.38**	**0.55**	52.5%
AA	2.10	RES 1/8 AC	52.5%	2.10	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.79**	**1.14**	52.5%
OS-1	2.60	RES 1/8 AC	65.0%	1.30	0.45	0.59	STREET	100%	1.30	0.90	0.96	0.68	0.78	**1.76**	**2.02**	82.5%
OS-2	0.68	STREET	100%	0.34	0.90	0.96	OPEN SPACE	7.0%	0.34	**0.12**	**0.39**	0.51	0.68	**0.35**	**0.46**	53.5%
OS-3	0.25	STREET	100%	0.25	0.90	0.96			0.00	0.08	0.35	0.90	0.96	**0.23**	**0.24**	100.0%
OS-4	1.40	RES 1/8 AC	52.5%	1.40	**0.38**	**0.55**			0.00	0.08	0.35	0.38	0.55	**0.53**	**0.76**	52.5%
OS-5	0.87	STREET	100%	0.49	0.90	0.96	OPEN SPACE	7.0%	0.38	**0.12**	**0.39**	0.56	0.71	**0.49**	**0.62**	59.4%
OS-6	530.0%	UNDEV.	2.0%	530.0%	9.0%	36.0%			0.0%	12.0%	39.0%	9.0%	36.0%	47.7%	190.8%	2.0%
OS-7	720.0%	UNDEV.	2.0%	720.0%	9.0%	36.0%			0.0%	12.0%	39.0%	9.0%	36.0%	64.8%	259.2%	2.0%
P4-B Villages at Sterling Ranch East PP	32.20	RES 1/8 AC	67.5%	32.20	0.46	0.61			0.00	0.08	0.35	0.46	0.61	**14.94**	**19.77**	67.6%
TOTAL	99.23															
TOTAL TRIB. AREA TO POND FSD-14B	68.07															55.6%

FINAL DRAINAGE REPORT ~ BASIN RUNOFF SUMMARY

BASIN	WEIGHTED CA(2)	CA(5)	CA(100)	OVERLAND C(5)	Length (ft)	Height (ft)	Tc (min)	STREET / CHANNEL FLOW Length (ft)	Slope (%)	Velocity (fps)	Tc (min)	Tc TOTAL (min)	INTENSITY I(2) (in/hr)	I(5) (in/hr)	I(100) (in/hr)	TOTAL FLOWS Q(2) (cfs)	Q(5) (cfs)	Q(100) (cfs)
A	0.22	0.26	0.38	0.08	100	2	14.7	135	2.0%	2.8	0.8	15.4	2.78	3.48	5.84	0.6	**0.9**	**2.2**
B	0.70	0.83	1.20	0.08	100	2	14.7	260	1.5%	2.4	1.8	16.4	2.70	3.39	5.68	2	3	**7**
C	0.20	0.23	0.33	0.08	50	1	10.4	260	1.5%	2.4	1.8	12.1	3.07	3.84	6.45	0.6	**0.9**	**2.1**
D	1.18	1.39	2.02	0.08	100	2	14.7	900	1.8%	2.7	5.6	20.2	2.46	3.07	5.16	3	**4**	**10**
E	0.29	0.34	0.49	0.08	50	1	10.4	470	2.5%	3.2	2.5	12.8	3.00	3.75	6.30	0.9	**1.3**	**3.1**
F	0.90	1.11	1.82	0.12	100	2	14.1	270	1.5%	2.4	1.8	15.9	2.74	3.43	5.76	2	**4**	**10**
G	0.30	0.36	0.53	0.12	50	1	10.0	270	1.5%	2.4	1.8	11.8	3.10	3.88	6.52	0.9	**1.4**	**3.5**
H	1.17	1.38	2.04	0.12	100	2	14.1	450	1.5%	2.4	3.1	17.1	2.65	3.32	5.57	3	**5**	**11**
I	0.43	0.51	0.75	0.08	50	1	10.4	450	1.5%	2.4	3.1	13.4	2.94	3.69	6.19	1	**2**	**5**
J	0.74	0.86	1.25	0.08	50	1	10.4	630	3.5%	3.7	2.8	13.2	2.97	3.72	6.24	2	**3**	**8**
K	Not Used																	
L	0.35	0.41	0.60	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	0.9	**1.3**	**3.3**
M	0.53	0.63	0.95	0.12	100	2	14.1	200	1.5%	2.4	1.4	15.4	2.78	3.48	5.84	1	**2**	**6**
N	0.38	0.45	0.69	0.12	100	2	14.1	200	1.5%	2.4	1.4	15.4	2.78	3.48	5.84	1	**2**	**4**
O	0.51	0.60	0.87	0.08	100	2	14.7	300	1.5%	2.4	2.0	16.7	2.69	3.36	5.64	1	**2**	**5**
P	1.06	1.24	1.80	0.08	100	2	14.7	420	1.5%	2.4	2.9	17.5	2.63	3.29	5.52	3	**4**	**10**
Q	Not Used																	
R	0.08	0.11	0.21	0.12	100	2	14.1	50	1.5%	2.4	0.3	14.4	2.86	3.58	6.01	0.2	**0.4**	**1.3**
S	0.35	0.41	0.60	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	0.9	**1.3**	**3.3**
T	0.45	0.53	0.76	0.08	100	2	14.7	300	1.5%	2.4	2.0	16.7	2.69	3.36	5.64	1	**2**	**4**
U	0.70	0.83	1.20	0.08	100	2	14.7	500	1.5%	2.4	3.4	18.1	2.59	3.24	5.44	2	**3**	**7**
V	0.45	0.53	0.76	0.08	50	1	10.4	650	1.5%	2.4	4.4	14.8	2.83	3.54	5.95	1	**2**	**5**
W	0.14	0.15	0.17									5.0	4.12	5.17	8.68	0.6	**0.8**	**1.4**
X	0.30	0.72	2.34	0.08	100	2	14.7	500	2.0%	1.0	8.4	23.1	2.30	2.88	4.83	1	**2**	**11**
Y1	0.35	0.46	0.91	0.90	250	10	3.6					5.0	4.12	5.17	8.68	1.4	**2**	**8**
Y2	0.08	0.20	0.66	0.08	90	14	7.1					7.1	3.71	4.65	7.81	0.3	**0.9**	**5.2**
Z	0.32	0.38	0.55	0.08	65	2	10.2					10.2	3.27	4.09	6.87	1	**2**	**4**
AA	0.67	0.79	1.14	0.08	65	2	10.2					10.2	3.27	4.09	6.87	2	**3**	**8**
OS-1	1.69	1.76	2.02	0.08	40	0.8	9.3	900	2.5%	3.2	4.7	14.0	2.89	3.62	6.08	5	**6**	**12**
OS-2	0.32	0.35	0.46	0.12	50	1	10.0	400	1.6%	2.5	2.6	12.6	3.02	3.78	6.35	1.0	**1.3**	**2.9**
OS-3	0.22	0.23	0.24									5.0	4.12	5.17	8.68	0.9	**1.2**	**2.1**
OS-4	0.45	0.53	0.76	0.08	50	1	10.4	500	1.5%	2.4	3.4	13.8	2.91	3.65	6.13	1	**2**	**5**
OS-5	0.46	0.49	0.62	0.12	25	0.75	6.2	450	1.5%	2.4	3.1	9.2	3.39	4.25	7.14	2	**2**	**4**
OS-6	0.16	0.48	1.91	0.12	300	7	23.2					23.2	2.29	2.87	4.81	0.4	**1**	**9**
OS-7	0.22	0.65	2.59	0.12	300	7	23.2					23.2	2.29	2.87	4.81	0.5	**2**	**12**
P4-B Villages at Sterling Ranch East PP	13.52	14.94	19.77	0.08	100	2	14.7	600	1.5%	2.4	4.1	18.7	2.55	3.19	5.35	34	**48**	**106**

LEGEND

EXISTING GROUND CONTOUR 5910
PROPOSED FINISHED CONTOUR 5910
SUBDIVISION BOUNDARY
LOT LINE
PROPOSED BASIN BOUNDARY
DIRECTION OF DRAINAGE
EXISTING STORM SEWER
EXISTING STORM INLET
PROPOSED STORM SEWER
PROPOSED STORM INLET
BASIN IDENTIFIER D
AREA IN ACRES 1.41
DESIGN POINT 2
PIPE RUN 2

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

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

STERLING RANCH EAST FILING NO. 5
FINAL PLAT
FINAL DRAINAGE REPORT
DEVELOPED DRAINAGE MAP

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE		DATE	7/22/24
DRAWN BY	MAW	(H) 1"=	60'	SHEET	3 OF 3
CHECKED BY		(V) 1"=	N/A	JOB NO.	1183.25

K:\1183.25\REPORTS\FDR\1183.25 FINAL.dwg, 10/29/2024 1:25:37 PM, 1:1

Delete this divider as you already have one for drainage maps. This one just makes it confusing.

THIS IS THE DIVIDER FOR THE SUBJECT SITE DRAINAGE MAPS (OTHER DIVIDERS ARE FROM THE REFERENCES SECTIONS OF OTHER REPORTS)

PRELIMINARY DRAINAGE MAP

Please provide existing drainage map for Villages site specifically.

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

Basin needs to be split somewhere near here to show flows goes towards existing inlet in Briargate Parkway vs what goes to Sterling Ranch Road.

added basin

Fix cut off text

EDITED

Basin should be split somewhere in here to show what portion goes to inlet in Oak Park Place vs what portion goes to inlet in St Louis St.

EDITED

Fix street name cut off

EDITED

List all facilities as public or private.

Provide basin and design point summary tables

added

Include cross pans.

Provide slopes

EDITED

LEGEND

- EXISTING GROUND CONTOUR — 5910
- PROPOSED FINISHED CONTOUR — 5910
- SUBDIVISION BOUNDARY
- LOT LINE
- PROPOSED BASIN BOUNDARY
- ADJACENT BASIN BOUNDARY
- OVERFLOW ROUTE
- DIRECTION OF DRAINAGE
- EXISTING STORM SEWER
- EXISTING STORM INLET
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- BASIN IDENTIFIER — D
- AREA IN ACRES — 1.41
- DESIGN POINT — 2
- PIPE RUN — 2

SCALE: 1" = 50'

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

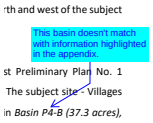
VILLAGES AT STERLING RANCH
FILING NO. 1
FINAL DRAINAGE REPORT
DEVELOPED CONDITIONS

DESIGNED BY	CMT	SCALE		DATE	11/11/24
DRAWN BY	CMT	(H) 1"=	50'	SHEET	1 OF 1
CHECKED BY		(V) 1"=	N/A	JOB NO.	2505.13

N:\1YR\2025\REPORTS\FINAL DRAINAGE REPORT\1YR32A FDR MAP.dwg, 11/8/2024 10:19:21 AM, 1:1

V4_Drainage Report - Preliminary.pdf Markup Summary

Callout (10)



Subject: Callout
Page Label: 5
Author: CDurham
Date: 12/9/2024 1:11:58 PM
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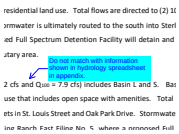
This basin doesn't match with information highlighted in the appendix.



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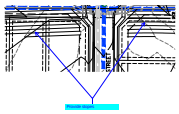
Do not match with information shown in hydrology spreadsheet in appendix.



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Page Label: [1] FDR 01
Author: CDurham
Date: 12/9/2024 2:31:27 PM
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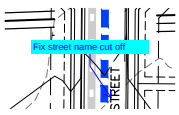
Provide slopes



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Page Label: [1] FDR 01
Author: CDurham
Date: 12/9/2024 2:31:41 PM
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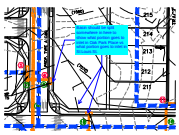
Space:

Fix street name cut off



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Author: CDurham
Date: 12/9/2024 2:36:08 PM
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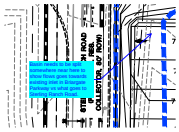
Basin should be split somewhere in here to show what portion goes to inlet in Oak Park Place vs what portion goes to inlet in St Louis St.



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Page Label: [1] FDR 01
Author: CDurham
Date: 12/9/2024 2:38:18 PM
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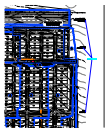
Basin needs to be split somewhere near here to show flows goes towards existing inlet in Briargate Parkway vs what goes to Sterling Ranch Road.



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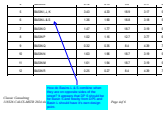

Subject: Callout
Page Label: 18
Author: CDurham
Date: 12/9/2024 2:43:13 PM
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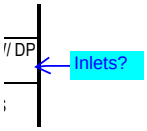
How do Basins L & S combine when they are on opposite sides of the street? It appears that DP 6 should be for Basin S and flowby from DP5 and Basin L should have it's own design point.



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Page Label: 18
Author: CDurham
Date: 12/9/2024 2:43:33 PM
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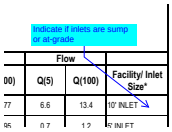
Inlets?



Subject: Callout
Page Label: 18
Author: CDurham
Date: 12/9/2024 2:43:57 PM
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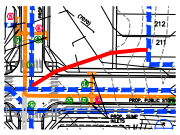
Indicate if inlets are sump or at-grade

PolyLine (2)



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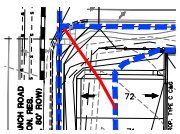

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Page Label: [1] FDR 01
Author: CDurham
Date: 12/9/2024 2:37:14 PM
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Text Box (20)

Subject: Text Box
Page Label: 39
Author: CDurham
Date: 12/9/2024 10:52:50 AM
Status:
Color:
Layer:
Space:

Preliminary Drainage report references not needed since we have a Final Drainage report. Please remove this section.

Subject: Text Box
Page Label: 49
Author: CDurham
Date: 12/9/2024 10:54:40 AM
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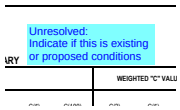
Please provide existing drainage map for Villages site specifically.



Subject: Text Box
Page Label: 15
Author: CDurham
Date: 12/9/2024 11:10:43 AM
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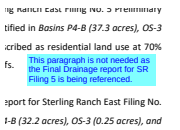
Unresolved:
Indicate if this is existing or proposed conditions



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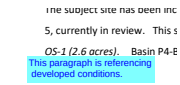
This paragraph is not needed as the Final Drainage report for SR Filing 5 is being referenced.



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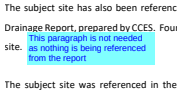

Subject: Text Box
Page Label: 5
Author: CDurham
Date: 12/9/2024 1:11:40 PM
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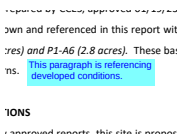

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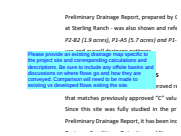
This paragraph is referencing developed conditions.



Subject: Text Box
Page Label: 5
Author: CDurham
Date: 12/9/2024 1:33:57 PM
Status:
Color:
Layer:
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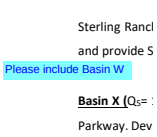
Please provide an existing drainage map specific to the project site and corresponding calculations and descriptions. Be sure to include any offsite basins and discussions on where flows go and how they are conveyed. Comparison will need to be made to existing vs developed flows exiting the site.



Subject: Text Box
Page Label: 8
Author: CDurham
Date: 12/9/2024 1:18:44 PM
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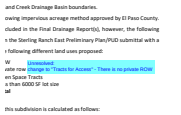
Please include Basin W



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Author: CDurham
Date: 12/9/2024 1:21:18 PM
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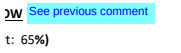
Unresolved:
change to "Tracts for Access" - There is no private ROW



Subject: Text Box
Page Label: 12
Author: CDurham
Date: 12/9/2024 1:21:49 PM
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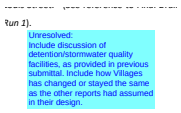
See previous comment



Subject: Text Box
Page Label: 8
Author: CDurham
Date: 12/9/2024 1:26:13 PM
Status:
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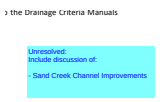
Unresolved:
Include discussion of detention/stormwater quality facilities, as provided in previous submittal. Include how Villages has changed or stayed the same as the other reports had assumed in their design.



Subject: Text Box
Page Label: 12
Author: CDurham
Date: 12/9/2024 1:27:37 PM
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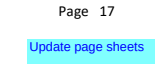
Unresolved:
Include discussion of:

- Sand Creek Channel Improvements



Subject: Text Box
Page Label: 3
Author: CDurham
Date: 12/9/2024 1:28:07 PM
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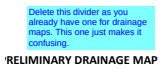
Update page sheets



Subject: Text Box
Page Label: 49
Author: CDurham
Date: 12/9/2024 1:33:11 PM
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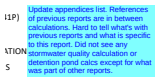
Delete this divider as you already have one for drainage maps. This one just makes it confusing.



Subject: Text Box
Page Label: 3
Author: CDurham
Date: 12/9/2024 2:24:32 PM
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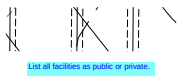
Update appendices list. References of previous reports are in between calculations. Hard to tell what's with previous reports and what is specific to this report. Did not see any stormwater quality calculation or detention pond calcs except for what was part of other reports.



Subject: Text Box
Page Label: [1] FDR 01
Author: CDurham
Date: 12/9/2024 2:31:00 PM
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List all facilities as public or private.

Subject: Text Box
Page Label: [1] FDR 01
Author: CDurham
Date: 12/9/2024 2:32:17 PM
Status:
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Provide basin and design point summary tables

Include cross pans.

Subject: Text Box
Page Label: [1] FDR 01
Author: CDurham
Date: 12/9/2024 2:40:04 PM
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Include cross pans.

Add note at bottom of table that Basins T-X do not have design poinits.

Classic Consulting
118326 CALCS-MSTR 2024.

Subject: Text Box
Page Label: 18
Author: CDurham
Date: 12/9/2024 2:52:29 PM
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Add note at bottom of table that Basins T-X do not have design poinits.