

DRAINAGE MEMO

BLACK FOREST MEADOWS

N ½, NE ¼, SE ¼, Section 23, Township 11 South, Range 65 West 6th P.M., El Paso County

County Fil No.: PPR-21-049

September 15, 2021

Revised
May 11, 2022

Prepared for

Deborah and Edward Ritchey

Oliver E. Watts, Consulting Engineer, Inc.
Colorado Springs, Colorado

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Celebrating over 43 years in business

May 11, 2022

El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

ATTN: *Jennifer Irvine, P.E.*

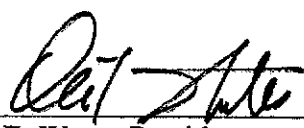
SUBJECT: Drainage Memo
Black Forest Meadows

Transmitted herewith for your review and approval is the Drainage Memo for the Black Forest Meadows located at 17104 Goshawk Road in El Paso County. This report will accompany the Use Variance submittal. It has been updated per the County review

Please contact me if I may provide any further information.

Oliver E. Watts, Consulting Engineer, Inc.

BY: _____


Oliver E. Watts, President

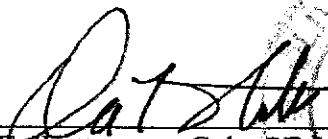
Encl:

Drainage Report 4 pages
Concept Plan, Dwg

1. ENGINEER'S STATEMENT:

The attached drainage memo was prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage memo has been prepared according to the criteria established by the County for drainage reports and said memo 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.

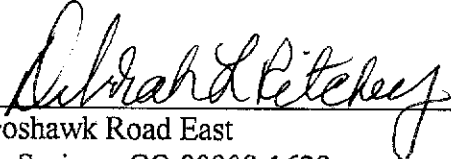
Oliver E. Watts, Consulting Engineer, Inc.


Oliver E. Watts Colo. PE License No. 9853 5/11/22 date

2. OWNERS / DEVELOPER'S STATEMENT:

I the owner / developer have read and will comply with all of the requirements specified in this drainage memo.

Black Forest Meadows, by Deborah Ritchey

By: 
17104 Goshawk Road East
Colorado Springs, CO 80908-1628

EL PASO COUNTY:

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

APPROVED
Engineering Department
07/07/2022 8:18:12 AM
dsdnijkamp
EPC Planning & Community Development Department
County Engineer / ECM Administrator date

Conditions:

4. LOCATION AND DESCRIPTION:

Black Forest Meadows is located at 17104 Goshawk Road East , being the N ½, NE ¼, SE ¼, Section 23, Township 11 South, Range 65 West 6th P.M., El Paso County. The site is approximately 20 acres. It slopes from north to south and is covered in pine trees, grassy meadows and sodded areas. It is proposed that a 1,500 sf pavilion be constructed on the south portion of the property. The details of the proposal are shown on the enclosed Concept plan. Parking area, driveway and sidewalks are graveled, and the remaining area outside the pavilion area landscaped / vegetated. The property is in the West Kiowa Creek Drainage Basin.

5. FLOOD PLAIN STATEMENT:

This subdivision is not within the limits of a flood plain or flood hazard area, according to FEMA map panel number 08041C0310 G, dated December 7, 2018.

6. DESCRIPTION OF RUNOFF:

EXISTING DRAINAGE CONDITIONS

The site has three existing buildings on it now; a residence and two pole barns, and **existing gravel drives and parking**. Basically a little under 1-acre of the entire 20-acre site is covered in something other than native vegetation; something of an impervious nature.

PROPOSED DRAINAGE CONDITIONS

As stated above, a 1,500 sf pavilion will be constructed on the site. **There will be no grading associated with this project: Land disturbance will remain / be less than 1-acre.** Stormwater runoff will not change or be impacted due to the construction

7. FEES:

No subdivision is required, therefore fees are not due.

8. SUMMARY

The proposed pavilion at this site will provide a minimum change to an attractive natural setting in order to aid in a meaningful wedding experience. There will be no adverse effects on downstream or surrounding properties.

The drainage memo has been prepared in accordance with the current El Paso County Drainage Criteria Manuel.

References

1. El Paso County Engineering Criteria Manual, December 13, 2016
2. City of Colorado Springs Drainage Criteria Manual, Volumes 1 and 2, May, 2014

**Black Forest Meadows
Outdoor Wedding Venue
Concept Plan
April 7, 2021**

