

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.: VA211

September 15, 2021

Prepared for

Deborah and Edward Ritchey

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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.

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
Computations, 1 page
Concept Plan, Dwg

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