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August 17, 2018

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

Revise the letter to address all items listed in DCM chapter 4, section 4.5. Also include the evaluation of the 4-step process.

RE: Meadowbrook Townhomes Dirt Borrow Site
El Paso County, Colorado

DRAINAGE LETTER

Purpose:

The purpose of this drainage letter is to identify and analyze the onsite drainage patterns and to ensure that post development runoff is routed through the site safely and in a manner that satisfies the requirements set forth by the El Paso County and City of Colorado Springs Drainage Criteria Manual. The proposed use for the site will be a Borrow Pit for the purpose of exporting soil to another construction project.

Location and Description:

Meadowbrook Townhomes Dirt Borrow Site is located at 0 Meadowbrook Parkway in Section 8, Township 14 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The site is currently undeveloped and is bound directly to the west by undeveloped land, to the north by Existing Meadowbrook Crossing Subdivision, and to the south by Hwy 24 (West Bound) and to the east by Meadowbrook parkway. Site characteristic is undeveloped with native grasses with slopes ranging from 1-20%.

Drainage Patterns:

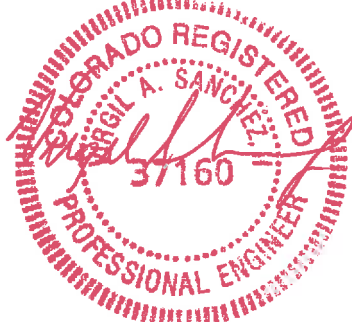
The site is located in the Sand Creek East Fork basin. Sand Creek East Fork is located west and north of the site, and flows in the direction of northeast to southwest. Runoff from the site flows west and is bounded to the south by Hwy 24 (West Bound).

Proposed Site Drainage Analysis:

The proposed site will consist of grading a borrow pit with temporary erosion control measures as required by El Paso County and City of Colorado Springs Drainage Criteria. More specifically, a temporary sediment basin will be constructed at the southwest corner of the site in order to effectively treat the 32.23 acres of proposed disturbed area, including a mass graded roadway located along the northern boundary of the site. The sediment basin was sized and designed in accordance with Urban Storm Drainage Criteria Manual Volume 3. The proposed grading will have a southwesterly slope such that all disturbed land will be directed to the temporary sediment basin for treatment, and then discharged at the southwest corner of the site and onto an adjacent undeveloped property via a riprap-lined spillway. The construction of this site is for grading and erosion control measures only and will not increase the impervious area. The construction of Meadowbrook Townhomes Dirt Borrow Site shall not adversely affect adjacent or downstream property.

Sincerely,

Virgil A Sanchez, P.E.



Add PCD File No. CDR189