FINAL DRAINAGE REPORT FOR BRANDING IRON AT STERLING RANCH FILING NO. 1

EL PASO COUNTY, COLORADO

November 2017

Prepared for:
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Prepared by:

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Project #09-006
DSD Project # SF-17-024
project reference number added

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DRAINAGE PLAN STATEMENTS

ENGINEERS STATEMENT

The attached drainage plan and report was 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 master plan of the drainage basin.

_____

Virgil A. Sanchez, P.E. #37160
For and on Behalf of M&S Civil Consultants, Inc

DEVELOPER'S STATEMENT

I, the developer have read and will comply with all the requirements specified in this drainage report and plan.

BY:_____
James F Morley

TITLE:_____
DATE:_____

ADDRESS: SR Land, LLC
20 Boulder Crescent, Suite 210
Colorado Springs, CO 80903

EL PASO COUNTY'S STATEMENT

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

BY:_____ DATE:_____
Jennifer Irvine, P.E.
County Engineer / ECM Administrator

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FINAL DRAINAGE REPORT FOR
BRANDING IRON AT STERLING RANCH FILING NO. 1

PURPOSE

This document is the Final Drainage Report for Branding Iron at Sterling Ranch Filing No. 1. This report was previously discussed, as a preliminary drainage report, in the "Master Development Drainage Report for Sterling Ranch Filing Nos. 1&2, and Final Drainage Report for Sterling Ranch Filing No.1" prepared by MS Civil Consultants, dated April 2017. The purpose of this document is to identify and analyze the on and offsite 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 Drainage Criteria Manual. The following report is an analysis of the drainage for Branding Iron at Sterling Ranch Filing No. 1, single family lots, onsite and offsite drainage.

GENERAL LOCATION AND DESCRIPTION

Branding Iron at Sterling Ranch Filing No. 1 is located in the SE ¼ of the NW ¼ of Section 33, Township 12 South, Range 65 West of the 6th Principal Meridian, and the NE ¼ of the SW ¼ of Section 33, Township 12 South, Range 65 West of the 6th Principal Meridian within unincorporated El Paso County, Colorado. The site is bound on the north by Homestead at Sterling Ranch Filing No.1. The property is bound to the east by Dines Boulevard and to the west by vacant industrial lots and a warehouse/storage area. On the south is a parcel of land proposed to be a future school within the Sterling Ranch development. Sterling Ranch lies within the Sand Creek Drainage Basin. Flows from this site are tributary to Sand Creek.

Branding Iron at Sterling Ranch Filing No. 1 consists of 10.545 acres and is presently undeveloped. Vegetation is sparse, consisting of native grasses. Existing site terrain generally slopes from west to east at grade rates that vary between 2% and 4%.

Land use for Branding Iron at Sterling Ranch Filing No. 1 is currently listed as AG. Grazing Land. Improvements proposed for the site include paved, streets, trails, and utilities as normally constructed for a residential development.

SOILS

Soils for this project are delineated by the map in the appendix as Pring Coarse Sandy Loam (71) and is characterized as Hydrologic Soil Types "B". Soils in the study area are shown as mapped by S.C.S. in the "Soils Survey of El Paso County Area". Vegetation is sparse, consisting of native grasses and weeds.

HYDROLOGIC CALCULATIONS

Hydrologic calculations were performed using the El Paso County and City of Colorado Springs Storm Drainage Design Criteria manual and where applicable the Urban Storm Drainage Criteria Manual. The Rational Method was used to estimate stormwater runoff anticipated from design storms with 5-year and 100-year recurrence intervals.

HYDRAULIC CALCULATIONS

Hydraulic calculations were estimated using the Manning's Formula and the methods described in the El Paso County and City of Colorado Springs Storm Drainage Design Criteria manual. The relevant data sheets can be found in the "Master Development Drainage Report for Sterling Ranch Filing Nos. 1&2, and Final Drainage Report for Sterling Ranch Filing No.1" prepared by MS Civil Consultants, dated April 2017.

FLOODPLAIN STATEMENT

No portion of this site is within a designated F.E.M.A. floodplain as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 08041C0535 F, effective date March 17, 1997 and revised to reflect LOMR, 08-08-O541P, dated July 23, 2009. An annotated FIRM Panel is included in the Appendix.

DRAINAGE CRITERIA

This drainage analysis has been prepared in accordance with the current City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes I & II, dated November 1991, including subsequent updates. El Paso County has also adopted Chapter 6 and Section 3.2.1 of Chapter 13 in the City of Colorado Springs & El Paso County Drainage Criteria Manual Volumes I and II, dated May 2014. (Appendix I of the El Paso County's Engineering Criteria Manual (ECM), 2008). In addition to the ECM, the Urban Storm Drainage Criteria Manuals, Volumes 1-3, published by the Urban Drainage and Flood Control District (Volumes 1 & 2 dated January 2016, Volume 3 dated November 2010 and updates. Calculations were performed to determine runoff quantities for the 5-year and 100-year frequency storms for developed conditions using the Rational Method.

EXISTING DRAINAGE CONDITIONS

The Branding Iron at Sterling Ranch Filing No. 1 site consists of 10.545 acres and is situated west of the Sand Creek Watershed. This area was previously studied in the "Sand Creek Drainage Basin Planning Study" (DBPS) prepared by Kiowa Corporation, revised March 1996. More recently the area was studied in the "Master Development Drainage Report for Sterling Ranch Filing Nos. 1&2, and Final Drainage Report for Sterling Ranch Filing No.1" prepared by MS Civil Consultants, dated April 2017 (henceforth referred to as "Sterling Ranch Filing Nos. 1&2 MDDP"). Branding Iron at Sterling Ranch Filing No. 1 and the surrounding areas, with the exception of the existing Barbarick Subdivision, have already been graded during the overlot of the subdivision. Please refer to the Sterling Ranch Filing Nos. 1&2 MDDP by MS Civil Consultants for information on historic conditions and overlot drainage patterns.

PROPOSED DRAINAGE CHARACTERISTICS

Address overall Sterling Ranch MDDP (provide) and add reference.

General Concept Drainage Discussion

The following is a description of the onsite basins, offsite bypass flows and the overall drainage characteristics for the development of Branding Iron at Sterling Ranch Filing No. 1. The development of Branding Iron consists only of the five cul-de-sacs, roadways, and lots located within the filing boundary. The proposed development results in drainage patterns and flow values that are the same as those in the Sterling Ranch Filing Nos. 1&2 MDDP. The following DPs and Basins were determined using the Rational Method since this method offers a more conservative approach to drainage. It should be noted that all calculations and drainage basins have been revised to reflect the new criteria updates by the El

report was revised to discuss MDDP and provide a reference. Any textt regarding the amendment or alternative was removed as the MDDPSR was updated.

Paso County/City of Colorado Springs Drainage Criteria Manual. Surface flow is designated as Design Points (DP). For comparison, the **asterisk (*)** symbol in the detailed drainage discussions below represents each Basin or Design Point as labeled in the Sterling Ranch Filing Nos. 1&2 MDDP.

Detailed Drainage Discussion (Design Points)

DP1, (Aka DP2*), 5.39 acres, consists of Basin OS3 (Aka Basin B*) planned residential lots and streets with runoff coefficients of 0.38 for the 5-year and 0.55 for the 100-year. Developed runoff of Q5=8.0 cfs and Q100=19.3 cfs has been calculated for DP1. The surface runoff is routed via overlot grading and planned swales to a temporary sediment basin (TSB) at DP1 which will be collected by a temporary 36" FES. The flows will be routed east via a 36" RCP to DP2.

DP2, (Aka DP5*), 0.80 acres, consists of Basin OS4 (Aka Basin G*) residential lots with runoff coefficients of 0.22 for the 5-year and 0.46 for the 100-year, Basin OS5 (Aka Basin H*, Dines Boulevard), Dines Boulevard, with runoff coefficients of 0.90 for the 5-year and 0.96 for the 100-year and flowby from Sterling Ranch Filing Nos. 1&2 MDDP DP4. Developed runoff of Q5=4.2 and Q100=19.7 cfs has been calculated for DP2. The surface runoff is routed via overlot grading and curb and gutter to DP2 which will be collected by an existing 15' CDOT type R at-grade inlet. DP2 has an intercepted flow of (Q5=4.2 cfs and Q100=14.7 cfs) and of flowby of (Q5=0.0 cfs and Q100=5.0 cfs).

DP3, (Aka DP6*), 4.68 acres, consists of Sterling Ranch Filing Nos. 1&2 MDDP Basins J and K planned residential lots with runoff coefficients of 0.22 for the 5-year and 0.46 for the 100-year, Sterling Ranch Filing Nos. 1&2 MDDP Basin I (Wheatland Drive) and Basin OS6 (Aka Basin L*, Dines Boulevard) with runoff coefficients of 0.90 for the 5-year and 0.96 for the 100-year. Developed runoff of Q5=14.1 cfs and Q100=26.7cfs has been calculated for DP3. The surface runoff is routed via overlot grading and curb and gutter to DP3 which will be collected by an existing 15' CDOT type R at-grade inlet. DP3 has an intercepted flow of (Q5=12.1 cfs and Q100=17.2 cfs) and of flowby of (Q5=2.0 cfs and Q100=9.5 cfs).

DP4, (Aka DP18*), 9.74 acres, consists of four proposed cul-de-sacs, streets and future residential lots located within Basins A, B, C, D (Aka Basin GG*) all of which have coefficients of 0.38 for the 5-year and 0.55 for the 100-year. DP4 also consists of Basin OS9 (Aka Basin II*) (west half of existing Dines Boulevard) with runoff coefficients of 0.90 for the 5-year and 0.96 for the 100-year, and flowby from DP3. Developed runoff of Q5=14.1 cfs and Q100=41.6 cfs has been calculated for DP4. The surface runoff is routed via overlot grading to the cul-de-sacs and streets. A highpoint at the end of each cul-de-sac routes runoff east, via curb and gutter, towards existing Dines Boulevard. The surface runoff is then routed south to DP4 via existing Dines Boulevard and will be collected by an existing 15' CDOT type R at-grade inlet. DP4 has an intercepted flow of (Q5=12.1 cfs and Q100=21.1 cfs) and of flowby of (Q5=2.0 cfs and Q100=20.5 cfs).

DP5, (Aka DP19*), 11.86 acres, consists of Basin OS-7 (Aka Basin HH*) planned residential lots and streets with runoff coefficients of 0.38 for the 5-year and 0.55 for the 100-year, Basin OS8 (Aka Basin JJ*), east half of existing Dines Boulevard, with runoff coefficients of 0.90 for the 5-year and 0.96 for the 100-year and flowby from DP3. Developed runoff of Q5=20.5 cfs and Q100=52.0 cfs has been calculated for DP5. The surface runoff is routed via existing overlot grading and curb and gutter to DP5 which will be collected by a 15' CDOT type R at-grade inlet. DP5 has an intercepted flow of (Q5=15.0 cfs and Q100=23.2 cfs) and of flowby of (Q5=5.5 cfs and Q100=28.8 cfs).

DP6, (Aka DP20*), 2.19 acres, consists of Basin E (Aka Basin KK*) proposed residential lots and streets with runoff coefficients of 0.38 for the 5-year and 0.55 for the 100-year, Basin OS10 (Aka Basin MM), west half of existing Dines Boulevard, with runoff coefficients of 0.90 for the 5-year and 0.96 for the 100-year and flowby from DP4. Developed runoff of Q5=5.2 cfs and Q100=27.9 cfs has been calculated for

How and where is this flowby conveyed in the interim conditions? (DP7 also)

DP6. The surface runoff is routed via overlot grading and curb and gutter to DP6 which will be collected by an existing 15' CDOT type R at-grade inlet. DP6 has an intercepted flow of (Q5=5.2 cfs and Q100=17.6 cfs) and of flowby of (Q5=0.0 cfs and Q100=10.3 cfs.

discussed in following paragraph

DP7, (Aka DP21*), 0.43 acres, consists of Basin OS11 (Aka Basin LL*) planned residential backyard lots with runoff coefficients of 0.22 for the 5-year and 0.46 for the 100-year, Basin OS12 (Aka Basin NN*), east half of existing Dines Boulevard, with runoff coefficients of 0.90 for the 5-year and 0.96 for the 100-year and flowby from DP5. Developed runoff of Q5=6.4 cfs and Q100=30.7 cfs has been calculated for DP7. The surface runoff is routed via overlot grading and curb and gutter to DP7 which will be collected by an existing 15' CDOT type R at-grade inlet. DP7 has an intercepted flow of (Q5=6.4 cfs and Q100=18.6 cfs) and of flowby of (Q5=0.0 cfs and Q100=12.1 cfs.

all references revised

Revise all references to "Filing No. 4".

Detailed Drainage Discussion (Drainage Basins)

Basin OS2, (Aka Basin O*), 0.57 acres, consists of planned residential backyard lots located along the north boundary of Filing No. 4 with runoff coefficients of 0.22 for the 5-year and 0.46 for the 100-year. Developed runoff of Q5=0.5 cfs and Q100=1.8 cfs has been calculated for BasinOS2. Runoff from Basin OS2 travels to DP4 where it is intercepted by an existing 15' CDOT type R at-grade inlet.

the contributing area has limited imperviousness, this flow will ultimately be intercepted and directed to Pond W2, with Filing 2 development. Currently flows from this must travel a significant distance across Sterling Ranch prior to leaving the property, WQ is not seen as a concern at this time.

Basins F and G, (Aka Basins XX* & OO*), 0.69 acres, consists of proposed residential backyard lots located along the south boundary of Filing No. 4 with runoff coefficients of 0.22 for the 5-year and 0.46 for the 100-year. Developed runoff of, Q5=0.4 cfs and Q100=1.3 cfs (Basin F), and Q5=0.3 cfs and Q100=1.0 cfs (Basin G), has been calculated for the Basins. Runoff from the proposed residential backyard lots sheet flows south to existing Dines Boulevard and the planned school per the Sterling Ranch Filing Nos. 1&2 MDDP.

Address WQCV (see comment letter)

Basin OS13, (Aka Basin YY*), 2.40 acres, is located outside and alongside the western boundary of Filing No. 4. Basin OS13 consists of a portion of Sterling Ranch Filing No. 1 Tract L and is a pedestrian trail with runoff coefficients of 0.22 for the 5-year and 0.46 for the 100-year. Developed runoff of Q5=2.0 cfs and Q100=7.0 cfs has been calculated for Basin OS13. Sheetflow from Basin OS13 travels to the west into existing Barbarick Subdivision per the Sterling Ranch Filing Nos. 1&2 MDDP.

the contributing area has limited imperviousness, this flow will ultimately be intercepted and directed to Pond W2, with Filing 2 development. Currently flows from this must travel a significant distance across Sterling Ranch prior to leaving the property, WQ is not seen as a concern at this time. Maintained by SRMD.

Basin OS1, (Aka Basin N*), 2.08 acres, is located along the northwest boundary of Filing No. 4. Basin OS1 consists, of a portion of Lot 46, a portion of Sterling Ranch Filing No. 1 Tract L, and a planned residential subdivision to the north. Basin OS1 has runoff coefficients of 0.22 for the 5-year and 0.46 for the 100-year. Developed runoff of Q5=1.6 cfs and Q100=5.7 cfs has been calculated for Basin OS1. Sheetflow from Basin OS1 travels to the west into an existing swale along Barbarick Subdivision per the Sterling Ranch Filing Nos. 1&2 MDDP.

Address downstream full-spectrum facilities, to be constructed with S.R. Filing 1.

EROSION CONTROL

Paragraph added to report

It is the policy of the El Paso County that a grading and erosion control plan be submitted with the drainage report. EPC approved "Early Grading Plan for Sterling Ranch Phase I Onsite Grading & Erosion Control", November 18, 2015. And "Early Grading Plan for Sterling Ranch Phase I Offsite Grading & Erosion Control", December 3, 2015. Grading and Erosion control operations are currently underway (August 2016). Grading and Erosion Control will cease with the final development of the site in the next 12-36 months.

Address WQCV (maintenance of vegetated buffer/swale?)

CONSTRUCTION COST OPINION – BRANDING IRON AT STERLING RANCH FIL. NO. 1

Drainage Facilities:

There are no planned improvements with the development of Branding Iron at Sterling Ranch Filing No. 1. Construction costs have been accounted for in the "Master Development Drainage Report for Sterling Ranch Filing Nos. 1&2, and Final Drainage Report for Sterling Ranch Filing No.1" prepared by MS Civil Consultants, dated April 2017. Please see Drainage and Bridge Fees below.

DRAINAGE & BRIDGE FEES – BRANDING IRON AT STERLING RANCH FIL. NO. 1

This site is within the Sand Creek Drainage Basin. The 2017 Drainage and Bridge Fees per El Paso County for the BRANDING IRON AT STERLING RANCH FILING NO. 1 site are as follows:

Per Branding Iron at Sterling Ranch Filing No. 1 Plat – **Total Area** **10.545 Acres**

FILING NO. 1 FEES:								
Drainage Fees:	10.545	x	46%	$	16,270.00	=		$ 78,920.89
Bridge Fees:	10.545	x	46%	$	4,929.00	=		$ 23,909.10
							Total	**$ 102,829.99**

This should be 49-50% with average lot size of 7160 s.f.

SUMMARY

Development of this site will not adversely affect the surrounding development per this final drainage report with no negative impact of the neighboring developments. The existing drainage facilities will adequately convey, detain and route runoff from the tributary and onsite flows to the Sand Creek Drainage channel. Full Spectrum Detention and Water Quality Ponds will be used to discharge developed flows into Sand Creek per the Urban Drainage criteria flow rates, which are at or less than the historic flow. Care will be taken during construction to accommodate overland flow routes onsite and temporary drainage conditions. The development of the BRANDING IRON AT STERLING RANCH FILING NO. 1 project(s) shall not adversely affect adjacent or downstream property.

We have performed inhouse calculations using cad files and house layouts to determine that the percentage provided is accurate.
We are only 3% different which seems fairly close, I am us sure how you arrived at your estimate. We can provide back up on request

REFERENCES

1.) "El Paso County and City of Colorado Springs Drainage Criteria Manual, Vol I & II".

2.) "Urban Storm Drainage Criteria Manuals, Volumes 1-3"

3.) NRSC Web Soil Survey Map for El Paso County. http://websoilsurvey.nrcs.usda.gov

4.) Flood Insurance Rate Map (FIRM), Federal Emergency Management Agency, Effective date March 17, 1997.

5.) "Sand Creek Drainage Basin Planning Study" (DBPS) prepared by Kiowa Corporation, revised March 1996

6.) "Sterling Ranch-Phase 1 Offsite Grading, Early Grading & Erosion Control Plans", prepared by M&S Civil Consultants, Inc., dated November 2015

7.) "Sterling Ranch-Phase 1 Onsite Grading, Early Grading & Erosion Control Plans", prepared by M&S Civil Consultants, Inc., dated November 2015

8.) "Master Development Drainage Report for Sterling Ranch Filing Nos. 1&2 and Final Drainage Report for Sterling Ranch Filing No. 1", prepared by M&S Civil Consultants, Inc., dated April 2017

APPENDIX

VICINITY MAP

VICINITY MAP

N.T.S.

SOILS MAP

Hydrologic Soil Group—El Paso County Area, Colorado

Map Scale: 1:3,410 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

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 Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 14, Sep 23, 2016

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

Date(s) aerial images were photographed: Apr 15, 2011—Sep 22, 2011

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.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — El Paso County Area, Colorado (CO625)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
71	Pring coarse sandy loam, 3 to 8 percent slopes	B	13.1	100.0%
Totals for Area of Interest			**13.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

FIRM PANEL W/ REVISED LOMR

EL PASO COUNTY
UNINCORPORATED AREAS
080059
21
22
28
27
34
33
4
3
BENNISION TERR
VOLLMER ROAD
ARROYA LANE
LIMIT OF DETAILED STUDY
HUNTSMAN ROAD
GLENSIDE DRIVE
WILDFLOWER ROAD
WILDFLOWER ROAD
POCO ROAD
VOLLMER ROAD
FLAMING SUN DRIVE
OLD SETTLERS TRAIL
TOMAHAWK TRAIL
GLIDER LOOP
VOLLMER PLACE
MUSTANG PLACE
MUSTANG ROAD
COCHISE ROAD
MOHAWK ROAD
KENOSHA DRIVE
OTO CIRCLE
Sand Creek
ZONE AE
REVISED AREA
SITE
AREA REVISED BY LOMR DATED DECEMBER 07, 2005
NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 12 SOUTH, RANGE 65 WEST AND TOWNSHIP 13 SOUTH, RANGE 65 WEST.
Legend
1% annual chance (100-Year) Floodplain
1% annual chance (100-Year) Floodway
0.2% annual chance (500-Year) Floodplain
APPROXIMATE SCALE IN FEET
1,000 0 1,000
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
EL PASO COUNTY, COLORADO AND INCORPORATED AREAS
PANEL 535 OF 1300
(SEE MAP INDEX FOR PANELS NOT PRINTED)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
EL PASO COUNTY, UNINCORPORATED AREAS 080059 0535 F
REVISED TO REFLECT LOMR EFFECTIVE: July 23, 2009
MAP NUMBER 08041C0535 F
EFFECTIVE DATE: MARCH 17, 1997
Federal Emergency Management Agency

HYDROLOGIC CALCULATIONS

BRANDING IRON AT STERLING RANCH FILING NO. 1
FINAL DRAINAGE REPORT
(Area Drainage Summary)

From Area Runoff Coefficient Summary				OVERLAND				STREET / CHANNEL FLOW				Time of Travel (T_t)		INTENSITY *		TOTAL FLOWS	
BASIN	AREA TOTAL (Acres)	C_5 (From DCM Table 5-1)	C_{100} (From DCM Table 5-1)	C_5	Length (ft)	Height (ft)	T_C (min)	Length (ft)	Slope (%)	Velocity (fps)	T_t (min)	TOTAL (min)	CHECK (min)	I_5 (in/hr)	I_{100} (in/hr)	Q_5 (c.f.s.)	Q_{100} (c.f.s.)
Proposed Area Drainage Summary																	
A	1.77	0.38	0.55	0.38	100	2	10.3	282	1.8%	3.0	1.5	11.9	12.1	3.9	6.5	2.6	6.3
B	2.09	0.38	0.55	0.38	100	2	10.3	243	1.2%	3.0	1.3	11.7	11.9	3.9	6.5	3.1	7.5
C	2.20	0.38	0.55	0.38	100	2	10.3	232	2.2%	3.0	1.3	11.6	11.8	3.9	6.6	3.3	7.9
D	2.09	0.38	0.55	0.38	100	2	10.3	227	1.1%	3.0	1.2	11.6	11.8	3.9	6.6	3.1	7.5
E	1.97	0.38	0.55	0.38	100	2	10.3	206	1.0%	3.0	1.1	11.5	11.7	3.9	6.6	2.9	7.1
F	0.39	0.22	0.46	0.22	85	4	8.8	0	2.0%	3.0	0.0	8.8	10.5	4.3	7.3	0.4	1.3
G	0.30	0.22	0.46	0.22	100	4	10.1	0	2.0%	3.0	0.0	10.1	10.6	4.1	6.9	0.3	1.0
OS1	2.08	0.22	0.46	0.22	75	1.5	10.9	818	2.9%	3.0	4.5	15.4	15.0	3.5	5.9	1.6	5.7
OS2	0.57	0.22	0.46	0.22	100	4	10.1	0	2.7%	3.0	0.0	10.1	10.6	4.1	6.9	0.5	1.8
OS3	5.39	0.38	0.55	0.38	60	1.2	8.0	1381	2.8%	3.0	7.6	16.3	18.0	3.4	5.7	8.0	19.3
OS4	0.61	0.22	0.46	0.22	100	2	12.6	0	2.2%	3.0	0.0	12.6	10.6	4.0	6.8	0.5	1.9
OS5	0.19	0.90	0.96	0.90	10	0.2	0.9	280	2.1%	3.0	1.5	5.0	11.6	5.2	8.7	0.9	1.6
OS6	1.54	0.90	0.96	0.90	10	0.2	0.9	1805	2.1%	3.0	9.9	10.8	20.1	4.0	6.7	5.6	10.0
OS7	10.87	0.38	0.55	0.38	100	2	10.3	516	1.9%	3.0	2.8	13.2	13.4	3.7	6.2	15.3	37.3
OS8	0.99	0.90	0.96	0.90	10	0.2	0.9	1349	2.2%	3.0	7.4	8.3	17.6	4.4	7.4	3.9	7.0
OS9	1.02	0.90	0.96	0.90	10	0.2	0.9	1349	2.2%	3.0	7.4	8.3	17.6	4.4	7.4	4.0	7.2
OS10	0.22	0.90	0.96	0.90	10	0.2	0.9	286	2.1%	3.0	1.6	5.0	11.6	5.2	8.7	1.0	1.8
OS11	0.23	0.22	0.46	0.22	95	4	9.6	0	2.0%	3.0	0.0	9.6	10.5	4.2	7.0	0.2	0.7
OS12	0.20	0.90	0.96	0.90	10	0.2	0.9	286	2.1%	3.0	1.6	5.0	11.6	5.2	8.7	0.9	1.7
OS13	2.40	0.22	0.46	0.22	100	2	12.6	0	0.5%	2.3	0.0	12.6	10.6	3.8	6.3	2.0	7.0

* Intensity equations assume a minimum travel time of 5 minutes.

Calculated by: ET
Date: 11/7/2017
Checked by: VAS

STERLING RANCH FILING NO. 4
FINAL DRAINAGE REPORT
(Basin Routing Summary)

From Area Runoff Coefficient Summary				*OVERLAND*				*PIPE / CHANNEL FLOW*				*Time of Travel (T_t)*	*INTENSITY ***		*TOTAL FLOWS*		
DESIGN POINT	**CONTRIBUTING BASINS**	CA_5	CA_{100}	C_5	**Length** *(ft)*	**Height** *(ft)*	T_C *(min)*	**Length** *(ft)*	**Slope** *(%)*	**Velocity** *(fps)*	T_t *(min)*	**TOTAL** *(min)*	I_5 *(in/hr)*	I_{100} *(in/hr)*	Q_5 *(c.f.s.)*	Q_{100} *(c.f.s.)*	COMMENTS
PROPOSED DRAINAGE BASIN ROUTING SUMMARY																	
1	**OS3**	2.34	3.39									16.3	3.4	5.7	***8.0***	***19.3***	36" FES/TSB
2	**OS4, OS5, Sterling Ranch Filing Nos. 1&2 MDDP* Flowby DP4**	1.07	3.02									11.7	3.9	6.5	***4.2***	***19.7***	15' AT-GRADE INLET
3	**OS6, Sterling Ranch Filing Nos. 1&2 MDDP* Basins I, J, K**	3.50	3.97									10.8	4.0	6.7	***14.1***	***26.7***	15' AT-GRADE INLET
4	**A, B, C, OS2, OS9, Flowby DP2**	4.14	7.30									16.3	3.4	5.7	***14.1***	***41.6***	15' AT-GRADE INLET
5	**OS7, OS8 FLOWBY DP 3**	5.53	8.34									13.2	3.7	6.2	***20.5***	***52.0***	15' AT-GRADE INLET
6	**E, OS10 FLOWBY DP 4**	1.53	4.89									16.3	3.4	5.7	***5.2***	***27.9***	15' AT-GRADE INLET
7	**OS11, OS12 FLOWBY DP 5**	1.72	4.92									13.2	3.7	6.2	***6.4***	***30.7***	15' AT-GRADE INLET

* For detailed information on Desing Points, Basins, or Flowby see Sterling Ranch Filing Nos. 1&2 MDDP prepared by MS Civil Consultants, dated April 2017

** Intensity equations assume a minimum travel time of 5 minutes.

Calculated by: ET
Date: 8/1/2017
Checked by: VAS

DRAINAGE MAP

BRANDING IRON AT STERLING RANCH FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

PROPOSED DRAINAGE MAP

NOVEMBER 2017

Provide a larger exhibit or label where inlet bypass flows go.

Exhibit has been revised

Flwos from site match flows in MDDPSR that designed facilities.

LEGEND

- BASIN DESIGNATION — Z; 25 (ACRES); .25 (C5); .35 (C100)
- 4 — PIPE RUN REFERENCE LABEL
- 6 — SURFACE DESIGN POINT
- BASIN BOUNDARY
- (6920) — EXISTING CONTOUR
- 6920 — PROP CONTOUR
- BRANDING IRON FILING NO. 1 BOUNDARY
- EXISTING STORM SEWER PIPE
- CROSSPAN
- INLET
- EXISTING FLOW DIRECTION ARROW
- FLOW DIRECTION
- FLARED END SECTION
- H.P. — HIGH POINT
- L.P. — LOW POINT
- TSB — TEMPORARY SEDIMENT BASIN

BASIN SUMMARY

BASIN	AREA (ACRES)	Q_5	Q_{100}
A	1.77	2.6	6.3
B	2.09	3.1	7.5
C	2.20	3.3	7.9
D	2.09	3.1	7.5
E	1.97	2.9	7.1
F	0.39	0.4	1.3
G	0.30	0.3	1.0
OS1	2.08	1.6	5.7
OS2	0.57	0.5	1.8
OS3	5.39	8.0	19.3
OS4	0.61	0.5	1.9
OS5	0.19	0.9	1.6
OS6	1.54	5.6	10.0
OS7	10.87	15.3	37.3
OS8	0.99	3.9	7.0
OS9	1.02	4.0	7.2
OS10	0.22	1.0	1.8
OS11	0.23	0.2	0.7
OS12	0.20	0.9	1.7
OS13	2.40	2.0	7.0

DESIGN POINT SUMMARY

DESIGN POINT	Q_5	Q_{100}	BASIN	STRUCTURE
1	8.0	19.3	OS3	TEMPORARY SEDIMENT BASIN W/ TEMP. 36" FES
2	4.2	19.7	OS4, OS5, Sterling Ranch Filing Nos. 1&2 MDDP* Flowby DP4	15' AT-GRADE INLET
3	14.1	26.7	OS6, Sterling Ranch Filing Nos. 1&2 MDDP* Basins I, J, K	15' AT-GRADE INLET
4	14.1	41.6	A, B, C, OS2, OS9, Flowby DP2	15' AT-GRADE INLET
5	20.5	52.0	OS7, OS8, Flowby DP3	15' AT-GRADE INLET
6	5.2	27.9	E, OS10, Flowby DP4	15' AT-GRADE INLET
7	6.4	30.7	OS11, OS12, Flowby DP5	15' AT-GRADE INLET

* For detailed information on Desing Points, Basins, or Flowby see Sterling Ranch Filing Nos. 1&2 MDDP prepared by MS Civil Consultants, dated April 2017

1" = 80'

0 40 80 160

Scale in Feet

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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

BRANDING IRON AT SR FIL NO. 1

PROPOSED DRAINAGE MAP

PROJECT NO. 09-006	SCALE: HORIZONTAL: 1"=80' VERTICAL: N/A	DATE: 11/07/2017	
DESIGNED BY: CMN DRAWN BY: CMN CHECKED BY: VAS		SHEET 1 OF 1	PDM

File: O:\09006A\Sterling Ranch No 3\dwg\Eng Exhibits\Proposed Drainage Map.dwg Plotstamp: 11/8/2017 4:28 PM

Markup Summary

dsdrice (10)

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Author: dsdrice
Date: 3/2/2018 9:22:24 AM
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SF-17-024

Subject: Text Box
Page Label: 5
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Author: dsdrice
Date: 3/1/2018 4:08:51 PM
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Address overall Sterling Ranch MDDP (provide) and add reference.

Subject: Cloud+
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Author: dsdrice
Date: 3/2/2018 8:56:43 AM
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How and where is this flowby conveyed in the interim conditions? (DP7 also)

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Address downstream full-spectrum facilities, to be constructed with S.R. Filing 1.

Subject: Callout
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Author: dsdrice
Date: 3/2/2018 8:58:32 AM
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Address WQCV (see comment letter)

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Date: 3/2/2018 9:00:31 AM
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Revise all references to "Filing No. 4".

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Date: 3/2/2018 9:01:12 AM
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Address WQCV (maintenance of vegetated buffer/swale?)

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Date: 3/2/2018 9:11:24 AM
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This should be 49-50% with average lot size of 7160 s.f.

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Provide a larger exhibit or label where inlet bypass flows go.

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SITE

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SITE

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DESIGN POINT

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15' AT-GRADE INLET

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HIGH POINT

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BRANDING IRON FILING NO. 1 BOUNDARY

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11/07/2017

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	OS3	BA
	OS4, OS5, Sterling Ranch Filing Nos. 1&2 MDDP* Flowby DP4	15'
	OS6, Sterling Ranch Filing Nos. 1&2 MDDP* Basins I, J, K	15'
	A, B, C, OS2, OS9, Flowby DP2	15'
	OS7, OS8, Flowby DP3	15'
	E, OS10, Flowby DP4	15'
	OS11, OS12, Flowby DP5	15'

nation on Desing Points, Basins, or Flowby
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A, B, C, OS2, OS9, Flowby DP2

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BRANDING IRON FIL NO. 1

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OS7, OS8, Flowby DP3

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LODGE GRASS WAY (50' ROW)

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OS8

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SURFACE DESIGN POI

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PROPOSED DRAINAGE MAP

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BRANDING IRON AT SR FIL NO. 1

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MOSBY WAY (50' ROW)

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WHITE FISH WAY (50' ROW)

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SPRAGUE WAY (50' ROW)

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PROP CONTOUR
BRANDING IRON FILING NO. 1 BOUI
EXISTING STORM SEWER PIPE
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EXISTING STORM SEWER PIPE

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FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

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OS9

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EXISTING DINES BOULEVARD

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SHEET 1 OF 1

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OS10

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EXISTING 15' CDOT TYPE R AT GRADE INLET AND RCP STORM SEWER

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DESIGN POINT SUMMARY

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EXISTING 15' CDOT TYPE R AT GRADE INLET AND RCP STORM SEWER

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* For detailed information on Desing Points, Basins, or Flowby see Sterling Ranch Filing Nos. 1&2 MDDP prepared by MS Civil Consultants, dated April 2017

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BASIN	
OS3	TEM BA
OS4, OS5, Sterling Ranch Filing Nos. 1&2 MDDP* Flowby DP4	15'
OS6, Sterling Ranch Filing Nos. 1&2 MDDP* Basins I, J, K	15'
A, B, C, OS2, OS9, Flowby DP2	15'
OS7, OS8, Flowby DP3	15'
E, OS10, Flowby DP4	15'

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OS4, OS5, Sterling Ranch Filing Nos. 1&2 MDDP* Flowby DP4

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BASIN SUMMARY			
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BASIN SUMMARY

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15' AT-GRADE INLET

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A, B, C, OS2, OS9, Flowby DP2
OS7, OS8, Flowby DP3
E, OS10, Flowby DP4
OS11, OS12, Flowby DP5
n on Desing Points, Basins, or Fl
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OS11, OS12, Flowby DP5

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BASIN

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BARBARICK SUBDIVISION

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PLANNED RESIDENTIAL SUBDIVISION
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