

DRAINAGE CONVEYANCE LETTER

For

YES COMMUNITIES ANTELOPE RIDGE MANUFACTURED HOME PARK STORAGE YARD TO RESIDENTIAL LOT CONVERSION

November 20, 2024

Drainage runoff for the Antelope Ridge Manufactured Home Park is generally conveyed via surface runoff from the residential lots, to the adjacent interior street and storm drain network and to a central drainage channel that runs to the south through the middle portion of the property. The channel directs flow to a storm water detention basin located adjacent to the south limits of the developed area. The detention basin is within the YES owned property and is designated as Tract A, Chateau at Antelope Ridge, Filing No. 2, Schedule #5329111002. The detention basin discharges to an unnamed drainage tributary which extends to the southeast, under Marksheffel Road, and ultimately to East Fork Sand Creek.

The existing materials storage yard, to be converted into residential usage, is located at the southeast corner of the community and consists of 0.3-acres of land. The yard has a gravel surface and is used for the storage of materials and equipment used for maintenance of the community property. The area is graded such that the north half drains through sheet flow to the northwest and ultimately into Gray Fox Heights Road. It then flows to the west along the roadway to inlets that discharge to the central drainage channel, noted above, and then to the detention basin on the south. The south half of the yard area drains through sheet flow to the south and directly to the existing detention basin.

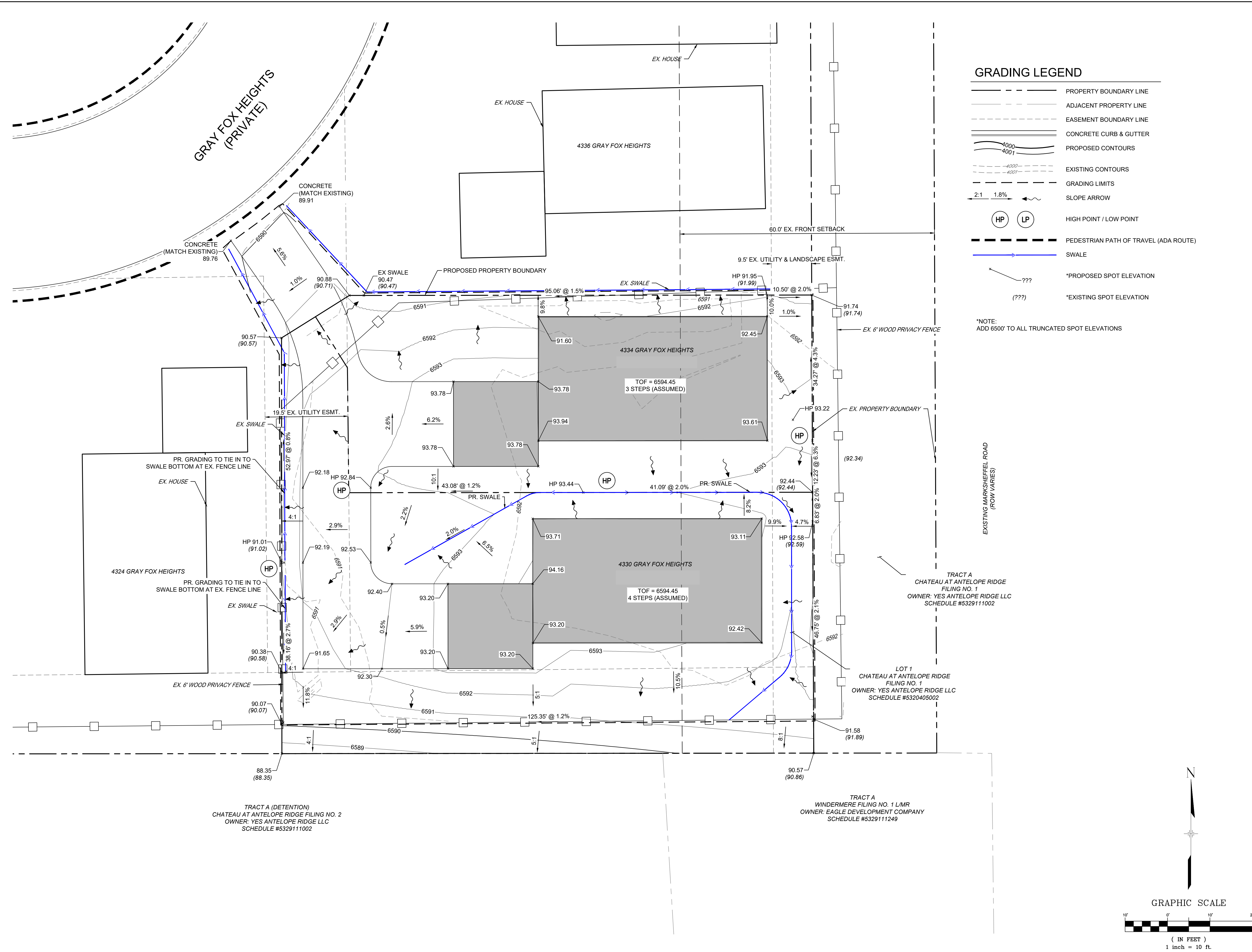
Development of the yard for residential usage will entail grading and the incorporation of mild swales to continue the direction of runoff in generally the same patterns as the existing. The grading plan for the residential design is presented as Exhibit C as attached. Runoff quantities will not vary significantly from the existing conditions as the open areas, outside of the houses and driveways, will be fully vegetated.

Craig P. Schellbach

Craig P. Schellbach, PE
Colorado License No. PE64519



FILE LOCATION: S:\23.1422.001 ANTELOPE RIDGE EROSION SURVEY\1000 CAD\1004 PLAN SET\DEVELOPMENT PLANNING\DWG



GRADING LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT BOUNDARY LINE
- CONCRETE CURB & GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- GRADING LIMITS
- SLOPE ARROW
- HIGH POINT / LOW POINT
- PEDESTRIAN PATH OF TRAVEL (ADA ROUTE)
- SWALE
- *PROPOSED SPOT ELEVATION
- *EXISTING SPOT ELEVATION

*NOTE:
ADD 6500' TO ALL TRUNCATED SPOT ELEVATIONS

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
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OWNER/DEVELOPER:
YES! COMMUNITIES
 4001 GRAY FOX HEIGHTS 317.587.0460

APPROVAL:

PROJECT:
LOT 1 AT CHATEAU AT ANTELOPE RIDGE FILING NO. 1

SEPTEMBER 2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 23.1422.001

DRAWN BY: CVW

CHECKED BY: NMS

APPROVED BY: NMS

SHEET TITLE:

EXHIBIT C

GRADING PLAN

TRACT A (DETENTION)
 CHATEAU AT ANTELOPE RIDGE FILING NO. 2
 OWNER: YES ANTELOPE RIDGE LLC
 SCHEDULE #5329111002

TRACT A
 WINDERMERE FILING NO. 1 LMR
 OWNER: EAGLE DEVELOPMENT COMPANY
 SCHEDULE #5329111249

TRACT A
 CHATEAU AT ANTELOPE RIDGE FILING NO. 1
 OWNER: YES ANTELOPE RIDGE LLC
 SCHEDULE #5320405002

TRACT A
 CHATEAU AT ANTELOPE RIDGE FILING NO. 1
 OWNER: YES ANTELOPE RIDGE LLC
 SCHEDULE #5329111002

GR01
 SHEET 1

CITY FILE NO.: AR DP 23-XXXXX