

DRAINAGE CONVEYANCE LETTER

PCD File PUD243

For

Please complete a small subdivision drainage report format per DCM Vol 1 Section 4.5 and add 4.6 for certification statements

ANTELOPE RIDGE MANUFACTURED HOME PARK LOT CONVERSION

November 20, 2024

4.5. - SMALL SUBDIVISION DRAINAGE REPORT FORMAT

This format is designed for the "Letter Type" drainage report which is required for a resubdivision or replat of property for which a complete drainage report has previously been approved by the County Engineer and significant changes from such report is not proposed.

The "Letter Type" drainage report will include the following:

1. Cover sheet or statement stating the name and purpose of the report. This shall include the date of preparation and the name of the previous subdivision.
2. Engineer's Statement (Standard for City/County, see 4.6).
3. Developer's Statement (Standard for City/County, see 4.6).
4. Body of the report shall include:
 - a. General property description with acreage.
 - b. General existing drainage characteristics (on and off site).
 - c. General proposed drainage characteristics (on and off site).
 - d. Hydrologic calculations with tabulations of: areas, runoff, coefficients, time of concentrations intensity, or "Q", "q p", time to peak, etc. (Required if existing conditions have channels)
5. A site map showing location with regard to the area.
6. A drainage plan indicating site and adjacent property as platted with name and filing. Indicate storm runoff routing and rates if applicable.
7. The drainage fees (cash or letter of credit) shall be determined in accordance with the latest drainage ordinances/resolutions and applicable basin fees.

Antelope Park is generally conveyed interior street and storm drain to the south through the middle of a storm water detention basin. The detention basin is within the plateau at Antelope Ridge, and discharges to an unnamed stream on Marksheffel Road, and

residential property. The 3-acres of property and equipment are located such that the north half of the property discharges into Gray Fox Heights Road. The discharge to the central basin on the south. The discharge to the south and directly to the

Provide and reference in the report about the original drainage reports completed. SF98029 and SF02010

Development of the yard for residential usage will entail grading and the incorporation of

State that the "existing detention pond is functioning properly and the development will not cause adverse impacts to adjacent or downstream properties".

runoff in generally the same patterns as the original design is presented as Exhibit C as significantly from the existing conditions as the driveways, will be fully vegetated.

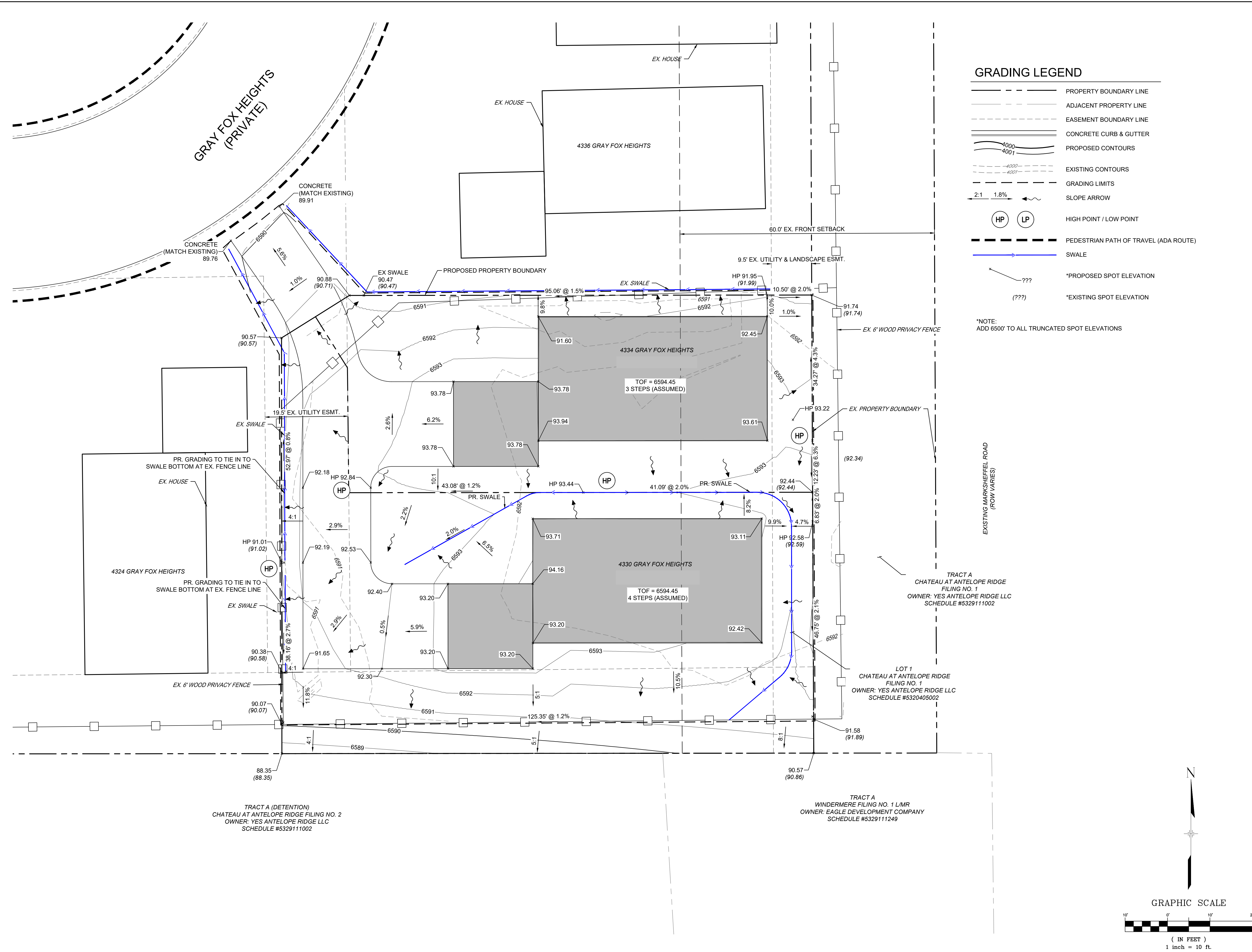
Craig P. Schellbach

Craig P. Schellbach. PE
Colorado License No. PE64519



Address water quality requirements in drainage letter. Based on what is shown, the proposed project will not require an ESQCP or permanent water quality treatment because the proposed work appears to not disturb greater than 1 acre of soil. If the site will disturb greater than 1 ac, water quality will be required. Clarify and discuss what is applicable.

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:

 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

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