

CCER Responses

the box culvert, wingwall reconditioning and addition of rip-rap aprons. To date, these improvements have been completed by Classic Homes with the development of Filing 3 and inspected by El Paso County. The City of Colorado Springs is aware of the recent improvements and is scheduled to inspect them for completion, as they will maintain ownership and maintenance responsibility for this structure and associated improvements.

Mostly Resolved, However, the comment that the owner of the Box Culvert, The City of Colorado Springs has in writing accepted the improvements is still outstanding.

FLOODPLAIN STATEMENT

No portion of this site is located within a FEMA floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Numbers 08041C0752F, with effective dates of March 17, 1997 (See Appendix).

Added additional language to report and will provide city letter to county staff.

EROSION CONTROL PLAN

The Drainage Criteria Manual specifies an Erosion Control Plan and associated cost estimate be submitted with the Final Drainage Report. We respectfully request that the Erosion Control Plan and cost estimate be submitted in conjunction with the Overlot Grading Plan and construction assurances posted prior to obtaining a grading permit.

DRAINAGE & BRIDGE FEES

This site lies within the Sand Creek Drainage Basin. The fees are calculated using the following impervious acreage method approved by El Paso County. All three Filings are re-plats of previously platted tracts within Filing 1. However, these tracts were designated as future development and no fees were paid at time of original platting. Thus, the percent imperviousness for each Filing is calculated below based on the following acreages:

Filing 5: 12.92 ac.

Filing 6: 7.94 ac.

Filing 7: 15.40 ac. However, 1.69 ac. is a re-plat of Tract A, Filing 6 with fees paid at that time

Filing 7 net acreage for drainage/bridge fees = 13.71 ac.

The total development area for each Filing is broken into different residential uses:

PUD zone (5000-6000 SF lots – 60% Impervious)

PUD zone (6000 SF avg. lots – 53% Impervious)

PUD zone Open space/drainage tracts (Greenbelts – 2% Impervious).



SUMMARY

This proposed development remains consistent with the previously approved MDDP and Final Drainage Reports for Hannah Ridge at Feathergrass Filings 2, 3 and 4. The existing storm facilities continue to adequately handle both the 5-yr. and 100-yr. developed flows. All proposed detention facilities meet current criteria and provide full spectrum design. The proposed development will not adversely impact surrounding developments.

PREPARED BY:
Classic Consulting



Marc A. Whorton, P.E.
Project Manager

maw/1116.05/REPORTS/PDR-Fil. 5-6-7.doc

See signed Pond maint. agreement

A Private Maintenance Agreement for all Filings that identifies the detention facility and outfall channel that are located on the other filings (5,6 & 7).

This document should confirm that the Hannah Ridge HOA will own and maintain these facilities.

HOA will maintain pond. However, see revised language in report re: channel to be owned/maint. by county per previous reports.

** Also updated FEMA map/reference and see revised fee calculations taking into account reimbursable channel imprt.*

