

FINAL DRAINAGE PLAN

SF 22-00X

SF-23-001

HILLSIDE AT LORSON RANCH FIL. NO. 1

DECEMBER, 2022

Prepared for:

Lorson, LLC
212 N. Wahsatch Ave, Suite 301
Colorado Springs, Colorado 80903
(719) 635-3200

Prepared by:

Core Engineering Group, LLC
15004 1ST Avenue South
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Project No. 100.065



CORE

ENGINEERING GROUP

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APPENDIX A

VICINITY MAP, SCS SOILS INFORMATION, FEMA FIRM MAP

APPENDIX B

HYDROLOGY CALCULATIONS

APPENDIX C

HYDRAULIC CALCULATIONS

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POND CALCULATIONS

APPENDIX E

STORM SEWER SCHEMATIC and HYDRAFLOW STORM SEWER CALCS

BACK POCKET

EXISTING CONDITIONS DRAINAGE MAP

DEVELOPED CONDITIONS DRAINAGE MAPS

ENGINEER'S STATEMENT

The attached drainage plan and report were 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 El Paso County for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors, or omissions on my part in preparing this report.

[Redacted]

Richard L. Schindler, P.E. #33997

Date

For and on Behalf of Core Engineering Group, LLC

OWNER'S STATEMENT

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

[Redacted]

Lorson, LLC

Date

By
Jeff Mark

Title
Manager

Address
212 N. Wahsatch Avenue, Suite 301, Colorado Springs, CO 80903

FLOODPLAIN STATEMENT

To the best of my knowledge and belief, this development is not located within a designated floodplain as shown on Flood Insurance Rate Map Panel No. 08041C0957G and 08041C0976G, dated December 7, 2018. (See Appendix A, FEMA FIRM Exhibit)

[Redacted]

Richard L. Schindler, #33997

Date

EL PASO COUNTY

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, Volume 1 and 2, and Engineering Criteria Manual, As Amended.

Date

County Engineer/ECM Administrator

Conditions: _____

Verify whether this will apply

7.0 DRAINAGE AND BRIDGE FEES

Hillside at Lorson Ranch is located within the Jimmy Camp Creek drainage basin which is currently a fee basin in El Paso County and Upper Williams Creek which is an unstudied basin. Current El Paso County regulations require drainage and bridge fees to be paid for platting of land as part of the plat recordation process. Update to 2023 fees

Hillside at Lorson Ranch Filing No. 1 contains 128.328 acres which 85.1 acres is in the JCC drainage basin and 43.228 acres is in the Upper Williams Creek Drainage Basin. 2022 drainage fees are \$21,134, bridge fees are \$989 and Drainage Surety fees are \$7,285 per impervious acre per Resolution 21-468 and the Upper Williams Creeks does not have fees. The drainage and bridge fees are calculated when the final plat is submitted and are due at plat recordation. Lorson Ranch intends to use the Bridge Fee credits for the bridge fees and pay drainage/surety fees unless the Jimmy Camp Creek DBPS drainage fee structure is updated by El Paso County. The following table details the drainage fees for this filing:

Table 7.1: 2022 Drainage/Bridge Fees (85.100ac in JCC, 43.228ac in Upper Williams)

Type of Land Use	Total Area (ac)	Imperviousness	Drainage Fee	Bridge Fee	Surety Fee
Residential Area	54.437	51%	\$586,740	\$27,457	\$202,252
Large Lots	9.478	11%	\$22,033	\$1,031	\$7,595
Open Space, Landscape Tracts, (Tracts A-J)	21.185	2%	\$8,954	\$419	\$3,086
Upper Williams	43.228		0	0	0
Total			\$617,727	\$28,907	\$212,933

was 25% reduction taken?

Table 7.2: Public Drainage Facility Costs (non-reimbursable)

Item	Quantity	Unit	Unit Cost	Item Total
Rip Rap	150	CY	\$50/CY	\$7,500
Inlets/Manholes	42	EA	\$3000/EA	\$126,000
18" Storm	1108	LF	\$35	\$38,780
24" Storm	2275	LF	\$40	\$91,000
30" Storm	345	LF	\$45	\$106,525
36" Storm	185	LF	\$55	\$10,175
42" Storm	462	LF	\$65	\$30,030
48" Storm	117	LF	\$85	\$9,945
54" Storm	171	LF	\$100	\$17,100
			Subtotal	\$346,055
			Eng/Cont (10%)	\$34,605
			Total Est. Cost	\$380,660