4-WAY RANCH METROPOLITAN DISTRICT

LIFT STATION

SITE DEVELOPMENT PLAN DRAINAGE LETTER

October 2018

Prepared By:

JDS-HYDRO CONSULTANTS, INC.

545 EAST PIKES PEAK AVENUE • COLORADO SPRINGS, CO • 80903 • (719) 227-0072 • FAX (719) 471-3401

JDS-HYDRO CONSULTANTS, INC.

El Paso County Planning & Community Development **October 25, 2018**
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Attn: Mike Hrebenar

RE: 4-Way Ranch Metropolitan District
Lift Station at (Address: TBD)
Administrative Plot Plan – Drainage Letter

Dear Mr. Hrebenar:

The purpose of this drainage letter is to satisfy requirements of the El Paso County Planning and Community Development division pertaining to the proposed Minor Site Development Plan for the project referenced above.

Property Description:

The site for the 4-Way Ranch Lift Station is located north of the intersection of Stapleton Drive and Highway 24 in Peyton, Colorado, in portions of Sections 28 and 33, Township 12 South, Range 64 West of the 6th Principle Meridian, El Paso County, Colorado (El Paso County Parcel #: 4200000366).

The land on which this project is proposed is currently undeveloped and consists of native vegetation. The lift station will be within a recorded easement (1.05 acres) that is located in a 131.5-acre parcel.

General Existing Drainage Characteristics:

The major drainage characteristics include the conveyance of water (via sheet-flow) south and west across the site, and eventually into an existing drainage way approximately 200 feet south of the lift station. There are no existing drainage facilities (storm pipes, inlets, culverts, etc.) on the site.

The site is entirely outside the 100-year floodplain as shown in the floodplain map included with this letter.

Proposed Drainage Characteristics:

Proposed drainage from the site will remain the same as existing drainage. The above-grade building will add 756 square feet of impervious area to the site, and the driveway (base course) will add 6,807 square feet of impervious area to the site.

Detention facilities are not proposed for this project as a future detention facility will be built (and is planned) for the surrounding subdivision (Waterbury). The future detention pond will account for the lift station site in its storage capacity.

According to Section 1.5 of the DCM:

> *Detention storage of storm water runoff may be necessary in certain drainage basins to attenuate peak flood flows. Regional detention ponds are required in place of numerous smaller detention ponds.*
>
> *and…*

The City/County drainage policy permits the use of detention storage of storm water runoff when compatible with drainage basin studies and/or other approved studies. Regional detention storage facilities shall be utilized where necessary and approved to afford public safety, provide for economic development of basin drainage systems or to protect downstream developments from flood damage.

Since the drainage plan for the Waterbury subdivision accounts for improvements at this site, water quality storage is not proposed.

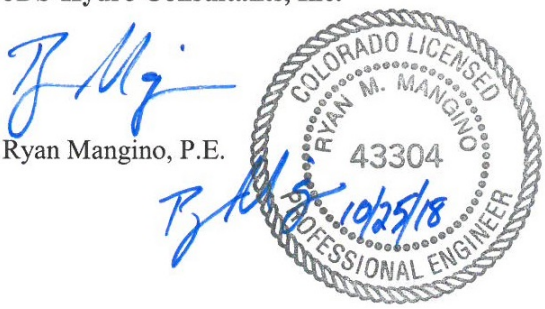
Drainage Fees

Drainage fees for this project are covered in the platting of the Waterbury Subdivision.

Summary

Proposed drainage characteristics will generally remain the same as existing, with additional impervious areas taken into account in the detention pond that is part of future development around the site.

Respectfully,
JDS-Hydro Consultants, Inc.



Ryan Mangino, P.E.

Drainage Reports

Design 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 the County for drainage reports and said report is in conformity with the applicable 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.

_____ _____

Ryan M. Mangino, PE #43304 Date

Owner/Developer's Statement:

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

_____ _____

Peter Martz, Board President Date
4-Way Ranch Metropolitan District
PO Box 50223, Colorado Springs, CO 80949

El Paso County:

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

_____ _____

Jennifer Irvine, P.E. Date
County Engineer / ECM Administrator

Conditions: