

**El Paso County
Planning & Community Development**
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Attn: Len Kendall

August 28, 2018

**RE: Woodmen Hills Metropolitan District
Lift Station #1 Replacement
Administrative Plot Plan – Drainage Letter**
Please add street address in the title.

Revise the letter to address all items listed in DCM volume 1, chapter 4, section 4.5 to include a drainage plan. Also include the evaluation of the 4-step process as outlined in ECM appendix I.

There is an existing pond shown on the GEC that is to be filled. What is its current use and how did it get there. Address this in your report.

Dear Mr. Kendall:

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

Property Description:

Assessors office shows as 12050.
Please confirm and revise as needed.

The site for Lift Station #1 is located at 12048 Falcon Highway, Peyton, Colorado, in the Southwest 1/4 of Section 7, Township 13 South, Range 64 West of the 6th Principle Meridian, El Paso County, Colorado (El Paso County Parcel #: 4307300006).

An existing lift station exists on the site within a 0.33-acre easement on Falcon School District 49 property. It currently consists of a holding tank for wastewater and a steel structure that houses pumping equipment. Both the holding tank and steel structure are buried, with the only above-grade infrastructure consisting of access hatches, electrical/control equipment, and a diesel generator.

Existing native vegetation and about 1,000 square feet of gravel cover the site. The gravel provides vehicular access for operation and maintenance by the Woodmen Hills Metropolitan District (WHMD, the District).

The site borders Falcon Highway to the south and a drainage way owned by the El Paso County Parks Department to the west.

Existing Drainage Characteristics:

Existing drainage sheet-flows to the south and west into the drainage way mentioned above. There are no existing drainage facilities (storm pipes, inlets, culverts, etc.) on the site.

Most of the site drains directly to the drainage way to the west, while a small portion drains into a roadside ditch on the north side of Falcon Highway, and eventually west into the drainage way.

Proposed Drainage Characteristics:

Provide quantity of impervious area added.

The proposed drainage from the site will generally remain the same as the existing drainage. The addition of a 600 square-foot above-grade building will add some impervious area to the site. However, detention facilities are not proposed for this project.

Add PCD File No. PPR1841

In order to offset the additional impervious area and avoid detention facilities, we are proposing to install permeable material around the building in lieu of the typical gravel driveway.

The permeable material will consist of over 3,300 square feet of 5-inch thick base course, and a 1-inch "permeable paver" with 3/8-inch gravel at finished grade. This system will allow storm water to infiltrate almost immediately and filter into the sandy soils beneath instead of flowing offsite.

There are multiple reasons that detention is not desired for this project, including:

- Lack of area
 - o The lift station and buried infrastructure take up most of the site
- Proximity to existing drainage way, 100-year floodplain, and wetlands
 - o A detention pond serving the facility would have to be constructed in existing floodplain and wetlands, disturbing the wetlands and potentially impacting existing floodplain elevations.

Although the disturbance of the site is less than acre (therefore water quality is not necessary) you are providing water quality for the site. Please quantify the capture volume of for the permeable pavement system.

Summary

Proposed drainage characteristics will generally remain the same as existing, with additional impervious area offset by permeable material placed on site in lieu of gravel driveway. No detention is proposed as impacts to stormwater runoff will be almost negligible.

Respectfully,
JDS-Hydro Consultants, Inc.



Ryan Mangino, P.E.



Provide El Paso County standard signature blocks per uploaded checklist provided.

Please call out in the text what drainage basin you are in.

Is there any previous drainage reports for the site?

Markup Summary

Daniel Torres (9)

<p>as the existing drainage. The addition s area to the site. However, detention</p> <p>Add PCD File No. PPR1841</p> <p>ADO SPRINGS, CO 80903 401</p>	<p>Subject: Text Box Page Label: 1 Lock: Unlocked Author: Daniel Torres Date: 10/2/2018 8:07:20 AM Color: ■</p>	<p>Add PCD File No. PPR1841</p>
<p>se drainage way mentioned above. There are no tc.) on the site.</p> <p>west, while a small portion drains into a ventually west into the drainage way.</p> <p>Provide quantity of impervious area added.</p> <p>the sample the existing drainage. The addition impervious area to the site. However, detention</p> <p>COLORADO SPRINGS, CO 80903</p>	<p>Subject: Callout Page Label: 1 Lock: Unlocked Author: Daniel Torres Date: 10/3/2018 4:49:48 PM Color: ■</p>	<p>Provide quantity of impervious area added.</p>
<p>ment n - Drainage Letter</p> <p>r is to satisfy requirements of the El Paso County Planning and a pertaining to the proposed Administrative Plot Plan for the project</p> <p>Assessors office shows as 12050. Please confirm and revise as needed.</p> <p>nd at 12044 Falcon Highway, Peyton, Colorado, in the Southwest 1/4 Range 64 West of the 6th Principle Meridian, El Paso County, Colorado 80900.</p> <p>he site within a 0.33-acre easement on Falcon School District #9 a holding tank for wastewater and a steel structure that houses pumping and steel structure are buried, with the only above-grade infrastructure rsk-control equipment, and a diesel generator.</p> <p>Colorado Springs, CO 80910-3127 Attn: Len Kendall</p> <p>RE: Woodmen Hills Metropolitan District Lift Station #1 Replacement Administrative Plot Plan - Drainage Letter Please add street address in the title.</p> <p>Dear Mr. Kendall:</p> <p>The purpose of this drainage letter is to satisfy requirements of Community Development division pertaining to the proposed / referenced above.</p> <p>Property Description:</p>	<p>Subject: Callout Page Label: 1 Lock: Unlocked Author: Daniel Torres Date: 10/4/2018 1:11:41 PM Color: ■</p>	<p>Assessors office shows as 12050. Please confirm and revise as needed.</p>
<p>er</p> <p>There is an existing pond shown on the GEC that is to be filled. What is it's current use and how did it get there. Address this in your report.</p> <p>rements of the El Paso County Planning and proposed Administrative Plot Plan for the project</p>	<p>Subject: Text Box Page Label: 1 Lock: Unlocked Author: Daniel Torres Date: 10/4/2018 1:12:01 PM Color: ■</p>	<p>Please add street address in the title.</p>
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<p>Please call out in the text what drainage basin you are in.</p> <p>Is there any previous drainage reports for the site?</p>	<p>Subject: Text Box Page Label: 2 Lock: Unlocked Author: Daniel Torres Date: 10/4/2018 1:30:01 PM Color: ■</p>	<p>Please call out in the text what drainage basin you are in.</p> <p>Is there any previous drainage reports for the site?</p>
<p>August 28, 2018</p> <p>Revise the letter to address all items listed in DCM volume 1, chapter 4, section 4.5 to include a drainage plan. Also include the evaluation of the 4-step process as outlined in ECM appendix I.</p>	<p>Subject: Text Box Page Label: 1 Lock: Unlocked Author: Daniel Torres Date: 10/4/2018 1:31:26 PM Color: ■</p>	<p>Revise the letter to address all items listed in DCM volume 1, chapter 4, section 4.5 to include a drainage plan. Also include the evaluation of the 4-step process as outlined in ECM appendix I.</p>

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Although the disturbance of the site is less than acre (therefore water quality is not necessary) you are providing water quality for the site. Please quantify the capture volume of for the permeable pavement system.