

March 5, 2018

Len Kendall
Development Services Department
El Paso County
2880 International Circle, Suite 110
Colorado Springs, CO 80910

**Re: Drainage Conformance Letter for Lot 1, Block 1 – Claremont Ranch West
Filing No. 9B**

Dear Mr. Kendall,

This drainage conformance letter has been prepared for Lot 1 of Claremont Ranch West Filing No. 9B project site located in Section 4, Township 14 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado. The purpose of this letter is to show that the proposed drainage for the site conforms to the current City of Colorado Springs *Drainage Criteria Manual Volume 2* and the *Final Drainage Report for SEC of Marksheffel Rd. & Constitution Ave.* prepared by Galloway & Company, Inc. dated September 14, 2015. A composite runoff coefficient calculation was performed for the subject site and these calculations are attached herein.

The building is proposed to be located in Lot 1 of the subdivision, a 1.00-acre site. The project site is located in Basin D-1, D-2, D-3, and OS-2 of the *Final Drainage Report*. Runoff from this lot was designed to be captured by a future storm sewer system which is to connect to the existing storm system which outfalls to the existing southwest pond as identified in the *Final Drainage Report*. The existing 5- and 100-year weighted runoff coefficients for the combined basins based on the *Final Drainage Report* are 0.65 and

Clarify. Are this the assumed developed condition runoff coefficients per the FDR for the overall development?

Add the hydrologic calculation. Identify the proposed flowrates. Summarize if it is less than or greater than the FDR for the overall development.

for the site is consistent with the intended grading and drainage as outlined in the *Final Drainage Report*.

Provide a drainage map

The proposed drainage plan for the site consists of eight drainage basins (totaling 52,177 SF). The combined runoff coefficient for basins A-1, A-2, A-3, A-4, A-5, OS-1 and OS-3 is estimated to be 0.55 and 0.70 in the 5- and 100- year storms, respectively. Runoff from basins A-1, A-2, A-3, A-4, A-5 and OS-2 will be collected into multiple catch basins and a curb inlet on-site which will connect to the existing storm sewer system and be routed to the southwest pond. Runoff from basin OS-1 will be directed southwest and follow the existing pattern for which Basin OS-2 in the *Final Drainage Report* Design depicts. Drainage from Basin OS-3 will follow the existing routing of the existing drainage basin D-3 outlined in the *Final Drainage Report*. The offsite structure gathering drainage from basins A-2 and OS-2, is a temporary structure and it will be the responsibility of the future developer of Lot 2A to direct this flow to southwest pond. These runoff coefficients are below the planned values and thus the runoff will be less than originally planned. The overall imperviousness of the site after final stabilization

has been calculated to be 59%. These findings indicate that this project will have no negative impacts on the existing drainage infrastructure.

I affirm that the proposed drainage design of Lot 2B, Claremont Ranch West Filing No. 9C is in substantial conformance with the approved *Final Drainage Report for SEC of Marksheffel Rd. & Constitution Ave.* prepared by Galloway & Company, Inc. dated September 14, 2015.

Step 1: Runoff Reduction Practices

Due to site size of 1.00 acre the opportunity for implementation of grass buffers or swales was not practical. This site is compliant with the approved Final Drainage Report for SEC of Marksheffel Rd. & Constitution Ave. Every attempt was made to reduce impervious areas while also complying with the parking requirements set forth by El Paso County.

Step 2: Stabilize Drainageways

This step is not applicable. There are no drainageways located on this site.

Step 3: Provide Water Quality Capture Volume (WQCV)

Runoff from this site will be collected via existing storm sewer and routed to an existing water quality pond located just south of the site.

Step 4: Consider Need for Industrial and Commercial BMPs

This site is 1.00 acre and a water quality pond is not being proposed so therefore per Appendix I Section 7.1.B this site does not fall under the definition of "new development or significant redevelopment" so this step is not applicable.

Add a statement regarding drainage fees. Typically drainage fees are paid with the final plat (verify), therefore no drainage fees are due with site plan applications.

Include a vicinity map

Move the signature blocks in front of the body of the report.

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.

Jennifer Romano, PE
Licensed Professional Engineer
State of Colorado No. 44401

Date

Developer's Statement:

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

Zach Lauterbach, Sr. Development Manager
Evergreen Development
2390 East Camelback Road, Suite 410
Phoenix, AZ 85016

Date

EL PASO COUNTY:

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

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

Date

Markup Summary

dsdlaforce (7)

Report for SEC of
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Clarify. Are this the
assumed developed
condition runoff
coefficients per the FDR
for the overall
development?
southwest run
off area @ 0.2 and

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Clarify. Are this the assumed developed condition runoff coefficients per the FDR for the overall development?

maps that also contain construction and demolition
The building is proposed to be located on lot 1 of a
parcel that is zoned as Single-Family Residential (SFR)
and is subject to the existing storm water management
system which is a standard 15' deep drainage ditch.
The site is currently undeveloped and the site
is proposed to be developed for a 20,000 sq ft
building. The proposed development is shown on the
attached site plan and is shown in blue.
The proposed drainage plan for the site is attached as
a PDF file and is shown on the attached site plan.
The proposed drainage plan shows a 15' deep drainage
ditch that will collect runoff from the site and discharge
to the existing storm water management system.
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Step 4 Consider Need for Industrial and Commercial (I&C)

This site is 100 acres and a water quality pond is not being proposed. According to Section 7.18, this site is does not fall under the "substantial development or significant redevelopment" so this step is not a

Add a statement regarding drainage fees.
Typically drainage fees are paid with the final plat (verify), therefore no drainage fees are due with site plan applications.

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Add a statement regarding drainage fees. Typically drainage fees are paid with the final plat (verify), therefore no drainage fees are due with site plan applications.

Move the signature blocks in front of the body of the report.

and report were prepared under my direction and knowledge and belief. Said drainage report has been prepared in accordance with the provisions of the

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