



CORE

ENGINEERING GROUP

January 18, 2018

El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Drainage Letter for East Platte Subdivision, a Replat of Lot 1, Cimarron South
Filing No. 1

Dear El Paso County PCD,

This Drainage Letter is intended to be used for the vacation and replat of property located at 6425 E. Platte Avenue. The new subdivision is called East Platte Subdivision. This site has been previously platted in 1973 and consists of Lot 1 of Cimarron South Filing No. 1 with a total area of 6.775 acres. The proposed plat will not change the land use of the site and will divide the existing lot into two lots.

Existing Conditions:

The subject site is located adjacent to the East Fork of Sand Creek south of Platte Avenue. The property is bounded on the north by Platte Avenue frontage road, the west by existing commercial buildings, the south by vacant land owned by Cherokee Water District, and the east by Cherokee Water District facilities. The site consists of an existing building and parking lot (Patterson Custom Diesel), and a large gravel area and storage shed that Covert Ops Paintball uses located on Lot 1.

Runoff from Platte Avenue is directed to a roadside swale and then flows east to the East Fork of Sand Creek. Runoff on the west side in the existing commercial area is directed west away from this site. All runoff from Lot 1 is currently directed overland south and southeast to the East Fork of Sand Creek.

Proposed Conditions:

There are no new permanent structures proposed for this site plan. In addition, there is no grading or land use changes proposed with this site plan. Therefore, all existing drainage patterns will be maintained for this replat and there will be no increase in impervious surfaces. The diesel shop has the same pavement and gravel surface configuration that was originally built in 1985 which provides surface sheet flow to the south and which runs south into a swale between the subject property and the Claremont Subdivision on the west to the East Fork of Sand Creek. The paintball fields will keep the existing gravel surfacing. The surface sheet flow is directed overland southeast to the East Fork of Sand Creek.

Drainage Fees:

This site was platted in 1973 and it appears that no drainage/bridge fees were paid at that time. In the El Paso County ECM, Appendix L, Part 1, Section 3.13a, replats are required to pay drainage/bridge fees based on the increase in impervious acreage. East Platte Subdivision is not adding any impervious acreage and therefore does not have to drainage/bridge fees.



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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 letter 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.

Richard L. Schindler, P.E. #33997

For and on Behalf of Core Engineering Group, LLC

Date



OWNER'S STATEMENT

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

1-18-2018

Business Name

Date

E. Richardson
E. Richardson

By

Title: Owners

Address: 14445 Chalet Lane
Elbert CO 80106

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.

(Jennifer Irvine), County Engineer / ECM Administrator

Date

Conditions:

15004 1st Avenue S, Burnsville, MN 55306
719.570.1100 (ph)