

1 (2)

Add text:  
PCD Filing No.:  
PUDSP-21-005

Add text:  
PCD Filing No.:  
PUDSP-21-005

1

## Preliminary

**PRELIMINARY**

**WATER DEVELOPMENT DRAINAGE PLAN  
AND FINAL DRAINAGE REPORT FOR  
WATERBURY FILINGS NO. 1 & 2  
EL PASO COUNTY, COLORADO**

4 (4)

TER DEVELO  
ND FINAL DE  
WATERBUF  
EL DACC

FINAL

exception of the ROW for Saylorhook Road from Saylorhook to  
negot from 65' to 85'. With these changes El Paso County will  
now be developed in 2 Filings, Filing 1 & Filing 2. With the  
red shortly after the Preliminary Plan the final Drainage Report  
for this analysis. The overall proposed drainage patterns do not differ  
as closely.

If pre-development site grading is proposed  
the report needs to add sections and plans  
addressing that specifically.

Trick Ranch Drainage Basin, storm runoff drains southerly via 2  
during the site on the east and one on the west. These 2 channels  
south and ultimately the Arkansas River.

If pre-development site grading is proposed, the report needs to add sections and plans addressing that specifically.

**NDSP** for these sections. The site will have to be developed in 2 Filings, Filing 1 & Filing 2. With a Connection drawings being submitted only after the Preliminary Plan for the Final Drawing for the Filings 1&2 as included in this analysis. The overall proposed drainage patterns do not differ much and follow the previous studies closely.

**WQRP**

The Wastewater area lies within the Grutch Ranch Drainage Basin, even though drains southward via existing sanitary waterways, and building the site on the east side on the river. These 2 channels eventually drain to Water Spaced Creek and ultimately the Arkansas River.

**Water Quality**

Both stream are designated TMDL of 0 units in 2016 from 0.8-0.9 mg/l total phosphorus in Red Hanger Island and Red Hanger Creek downstream.

State that there is no approved DBPS or fees in this basin. Address the portion in the Haegler basin and the Haegler-Geick diversion.

# Geich Ra

ch



**Subject:** Cloud+  
**Page Index:** 5  
**Date:** 6/14/2021 1:51:55 PM  
**Author:** dsdrice  
**Color:**   
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reword to address each quarter section

reich Ra

**Subject:**  
**Page Index:** 5  
**Date:** 6/14/2021 1:56:07 PM  
**Author:** dsdrice  
**Color:**   
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**Page Label:** 5

h

nd prepre

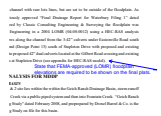
**Subject:**  
**Page Index:** 5  
**Date:** 6/14/2021 1:56:16 PM  
**Author:** dsdrice  
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**Page Label:** 5

pre

(see appendix  
the FEAM Fir  
e outside of th

**Subject:**  
**Page Index:** 6  
**Date:** 6/14/2021 2:53:41 PM  
**Author:** dsdrice  
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FEAM



**Subject:** Callout  
**Page Index:** 6  
**Date:** 6/14/2021 3:25:29 PM  
**Author:** dsdrice  
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**Page Label:** 6

State that FEMA-approved (LOMR) floodplain elevations are required to be shown on the final plats.

reich Rar

**Subject:**  
**Page Index:** 6  
**Date:** 6/14/2021 3:02:01 PM  
**Author:** dsdrice  
**Color:**   
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**Page Label:** 6

h

is the Geich Ranch Drainage Basin, storm runoff  
from the Geich Ranch and then into Fountain Creek. "Geich Ranch  
Drainage Basin Planning Study" dated February 1994, and prepared by Drexel  
Barrel & Co. is the

DCM's dated May 1994 was the resource used  
to develop the DCM's dated May 1994 was the resource used

**Subject:** Callout  
**Page Index:** 6  
**Date:** 6/14/2021 3:03:09 PM  
**Author:** dsdrice  
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**Page Label:** 6

k

**IMAGE BASIN**  
y Filing 1 & 2 site lies  
ly to Sand Creek via  
n Planning Study" dated

**Subject:**  
**Page Index:** 6  
**Date:** 6/14/2021 3:02:26 PM  
**Author:** dsdrice  
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**Page Label:** 6

Sand Creek

al 4' x 8' box culverts at Stapleton Drive  
revise  
HYDROLOGIC ANALYSIS FOR  
MAJOR DRAINAGE BASIN  
c Waterbury Filing 1 & 2 site lies within  
ains southerly to Sand Creek via a public p  
ainage Basin Planning Study" dated Febr

**Subject:** Callout  
**Page Index:** 6  
**Date:** 6/14/2021 3:02:48 PM  
**Author:** dsdrice  
**Color:**    
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**Page Label:** 6

revise

Geich Ranch

**Subject:**  
**Page Index:** 6  
**Date:** 6/14/2021 3:02:54 PM  
**Author:** dsdrice  
**Color:**    
**Layer:**  
**Space:**  
**Page Label:** 6

h

ZE BASIN  
ing 1 & 2 site lies within the Geich Ranch Drainage F  
land Creek via a public piped system and then into Fountain Cr  
using the "Geich Ranch Drainage Basin Planning Study" dated Febr  
using the "Geich Ranch Drainage Basin Planning Study" dated Febr  
drafted but not accepted by EPC  
f Drainage Criteria Manual (DCM), dated May 1994 was  
in the exception for calculating the 5-year and 100-year de  
ity of Colorado Springs Drainage Criteria Manual (DCM)  
f and used for the regional drainage system. Drafted but not

**Subject:** Cloud+  
**Page Index:** 6  
**Date:** 6/14/2021 3:03:59 PM  
**Author:** dsdrice  
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drafted but not accepted by EPC


Drainage Criteria Manual (DCM) was referenced in  
wood drainage system. Runoff was calculated using the  
see appendix). Runoff coefficients were calculated using  
ic basin base upon Table 6.6 of the CSDCM. Table 6.5  
ides).  
per the EPC  
DCM1 Update  
resolution

**Subject:** Callout  
**Page Index:** 6  
**Date:** 6/14/2021 3:04:39 PM  
**Author:** dsdrice  
**Color:**    
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**Space:**  
**Page Label:** 6

per the EPC DCM1 Update resolution



[illegible]


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**Page Index:** 12  
**Date:** 5/25/2021 3:50:56 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 12

Basins OS-5,  
Os-6, D, E, N 40% of L, 50% of O, Q & basins I, J  
& N of Waterbury Filing No. 1.

El Paso County reviewers commented to provide a variance for this area not treated for Water Quality

Where can I find this?


Raybrook Drive. Runoff ( $Q_2 = 5$  cfs,  $Q_{100} = 12$  cfs) onto Stapleton Drive the channel and then is in the Drainage Report for Waterbury Filing No. 27" the area over previous area. El Paso County reviewers comment on this area.

**Subject:** SW - Comment  
**Page Index:** 13  
**Date:** 5/25/2021 3:42:09 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:**   
**Layer:**  
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**Page Label:** 13

Where can I find this?

this area not treated for Water Quality

Basin M2's 0.47 acres is comprised of the rear yard adjacent to the house. Runoff ( $Q_2 = 1$  cfs,  $Q_{100} = 2$  cfs) sheet flows from the back yard and is not treated for water quality.


**Subject:** SW - Highlight  
**Page Index:** 13  
**Date:** 5/25/2021 4:42:14 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 13

Basin M2's 0.47 acre

see tract onto Stapleton Drive the channel and then is in the Drainage Report for Waterbury Filing No. 27" the area over previous area. El Paso County reviewers comment on this area.

See comment on Page 19

0.47 acres is comprised of the rear yard adjacent to the house. Runoff ( $Q_2 = 2$  cfs) sheet flows from the back yard and is not treated for water quality.


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**Page Index:** 13  
**Date:** 5/25/2021 4:42:29 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:**   
**Layer:**  
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**Page Label:** 13

See comment on Page 19

## 14 (1)

table 4" (2018) map site located opposite of DP 14 in Branch Creek. Runoff ( $Q_2 = 7$  cfs) from Basin OS-1's 0.94 acres consisting of roadway, parking, lawn, and the east elevation of Branch Creek Drive and is the proposed to be later Pipe run 14. Pipe run 17 treats the combined flow ( $Q_2 = 17$  cfs) and 10 ac runoff from other areas via a private 36" diameter RCP to an existing LIDB. This is the FSD Pond 2.

Discuss nature of this pond being temporary. Is there an estimated lifespan for it?


**Subject:** SW - Comment  
**Page Index:** 14  
**Date:** 5/25/2021 3:58:01 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:**   
**Layer:**  
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**Page Label:** 14

Discuss nature of this pond being temporary. Is there an estimated lifespan for it?

## 18 (2)

Basin OS-1's 11.80 acres consists of historic three barns upon upon through the future Waterbury Filings and into FSD Pond 3.


Basin Point 29 is a proposed private Full Spectrum Detention Pond. Runoff ( $Q_2 = 10$  cfs,  $Q_{100} = 20$  cfs) from Basin OS-1's 11.80 acres is treated for Water Quality and Detention. The 100-year calculated using UDM-BMP Version 3.07 RFP spreadsheet. Detention, v4.03 spreadsheet and the calculation yields 3.3RV of 2.000 ac-ft and a 100-year detention volume of 2.000 ac-ft.

**Subject:** SW - Highlight  
**Page Index:** 18  
**Date:** 5/25/2021 3:35:33 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 18






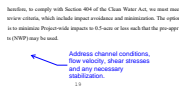

Offsite Basins OS-1, 2, 3A, 3B, 7, & 9



Basin Design Point 9 is an existing 30" RCP culvert under Easterville Road. Runoff ( $Q_2 = 10$  cfs,  $Q_{100} = 20$  cfs) from Basin OS-1's 11.80 acres is treated for Water Quality and Detention. The 100-year calculated using UDM-BMP Version 3.07 RFP spreadsheet. Detention, v4.03 spreadsheet and the calculation yields 3.3RV of 2.000 ac-ft and a 100-year detention volume of 2.000 ac-ft.


Basin Design Point 9 is an existing 30" RCP culvert under Easterville Road. Runoff ( $Q_2 = 10$  cfs,  $Q_{100} = 20$  cfs) from Basin OS-1's 11.80 acres is treated for Water Quality and Detention. The 100-year calculated using UDM-BMP Version 3.07 RFP spreadsheet. Detention, v4.03 spreadsheet and the calculation yields 3.3RV of 2.000 ac-ft and a 100-year detention volume of 2.000 ac-ft.

**Subject:** SW - Comment  
**Page Index:** 18  
**Date:** 5/25/2021 3:36:56 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 18

These do not match what is shown on the drainage map on Page 301. Revise.

	<p><b>Subject:</b> SW - Highlight <b>Page Index:</b> 19 <b>Date:</b> 5/25/2021 4:40:37 PM <b>Author:</b> EPC Stormwater - Glenn Reese <b>Color:</b>  <b>Layer:</b> <b>Space:</b> <b>Page Label:</b> 19</p>	<p>This area is not treated for water quality but is pervious area that does not need water quality.</p>
<p>nder Sunken Meadow Road. Off natural channel. Runoff (Q<sub>5</sub> = verts. <b>Basin V's 1.32 acres</b> is co g the west side of the site. Run undeveloped. This area is not tre</p>	<p><b>Subject:</b> SW - Highlight <b>Page Index:</b> 19 <b>Date:</b> 5/25/2021 4:40:37 PM <b>Author:</b> EPC Stormwater - Glenn Reese <b>Color:</b>  <b>Layer:</b> <b>Space:</b> <b>Page Label:</b> 19</p>	<p>Basin V's 1.32 acres</p>
	<p><b>Subject:</b> SW - Comment <b>Page Index:</b> 19 <b>Date:</b> 5/25/2021 4:41:59 PM <b>Author:</b> EPC Stormwater - Glenn Reese <b>Color:</b>  <b>Layer:</b> <b>Space:</b> <b>Page Label:</b> 19</p>	<p>Note that page 29 of the MS4 permit states:</p> <p>100% of the applicable development site is captured, except the permittee may exclude up to 20 percent, not to exceed 1 acre, of the applicable development site area when the permittee has determined that it is not practicable to capture runoff from portions of the site that will not drain towards control measures. In addition, the permittee must also determine that the implementation of a separate control measure for that portion of the site is not practicable (e.g., driveway access that drains directly to street).</p> <p>The area of Basin V plus Basin M2 exceeds 1ac. So consider utilizing Runoff Reduction for these areas until the untreated area is below 1ac.</p>
	<p><b>Subject:</b> Callout <b>Page Index:</b> 19 <b>Date:</b> 6/14/2021 3:22:39 PM <b>Author:</b> dsdrice <b>Color:</b>  <b>Layer:</b> <b>Space:</b> <b>Page Label:</b> 19</p>	<p>Address channel conditions, flow velocity, shear stresses and any necessary stabilization.</p>

	<p><b>Subject:</b> Highlight <b>Page Index:</b> 20 <b>Date:</b> 6/14/2021 3:10:23 PM <b>Author:</b> dsdrice <b>Color:</b>  <b>Layer:</b> <b>Space:</b> <b>Page Label:</b> 20</p>	
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**Subject:** Text Box  
**Page Index:** 20  
**Date:** 6/14/2021 3:10:52 PM  
**Author:** dsdrice  
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**Layer:**  
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**Page Label:** 20

See comment letter.

[See comment letter.](#)  
: FILING 1 & 2 FDR  
OR FDR)


23 (3)

IMAGE FEES  
site Haegler Dra

**Subject:**  
**Page Index:** 23  
**Date:** 6/14/2021 3:11:05 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 23


Haegler

the three-note outlet, thereby allowing solids to  
Consider Need for Industrial and Commercial  
family site; therefore, no Industrial and Comm  
NAGE FEES  
the Haegler Drainage Fee Basin. El Paso County  
Waterbury Filing No. 1 has a total acreage of:

**Subject:** Callout  
**Page Index:** 23  
**Date:** 6/14/2021 3:11:16 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 23

revise




**Subject:** Cloud+  
**Page Index:** 23  
**Date:** 6/14/2021 3:11:46 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 23

delete

24 (1)




**Subject:** Cloud+  
**Page Index:** 24  
**Date:** 6/14/2021 3:20:54 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 24

Delete. Address in respective FDRs.

26 (1)



**Subject:** Callout  
**Page Index:** 26  
**Date:** 6/14/2021 2:52:16 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 26

reference County criteria (4 parts):  
[https://library.municode.com/co/el\\_paso\\_county/codes/drainage\\_criteria\\_manual](https://library.municode.com/co/el_paso_county/codes/drainage_criteria_manual)




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34 (1)

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FEMA FIRM MAP

Provide FEMA "Firmette" or map from their website

**Subject:** Text Box  
**Page Index:** 34  
**Date:** 6/14/2021 2:46:47 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 34

Provide FEMA "Firmette" or map from their website


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61 (1)

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INLET CALCULATIONS

(Not checked with this review)

**Subject:** Text Box  
**Page Index:** 61  
**Date:** 6/14/2021 2:39:13 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 61

(Not checked with this review)


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83 (1)

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WATER EFFECTS)

Also provide for DP11

**Subject:** Text Box  
**Page Index:** 83  
**Date:** 6/14/2021 2:37:19 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 83


Also provide for DP11

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85 (1)

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These sheets are fine for normal depth calculations, but system HGL calculations are needed as well.

**Subject:** Text Box  
**Page Index:** 85  
**Date:** 6/14/2021 2:10:40 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 85

These sheets are fine for normal depth calculations, but system HGL calculations are needed as well.


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122 (1)

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No pond details were provided on Plans and these calcs are not reviewed at this overlol grading review stage. So these calcs were not reviewed at this time, but will be at the final plat review stage.

FULL SPECTRUM DETENTION & WATER Q

**Subject:** SW - Text Box  
**Page Index:** 122  
**Date:** 5/26/2021 10:12:50 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 122

No pond details were provided on Plans and these calcs are not reviewed at this overlol grading review stage. So these calcs were not reviewed at this time, but will be at the final plat review stage.


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125 (1)

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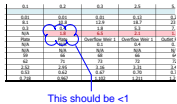
SDI Worksheet Method - General Design

Submit SDI worksheets separately from this report.

**Subject:** Text Box  
**Page Index:** 125  
**Date:** 6/14/2021 2:07:23 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** 125

Submit SDI worksheets separately from this report.

129 (1)



**Subject:** Cloud+  
**Page Index:** 129  
**Date:** 6/14/2021 2:05:02 PM  
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**Page Label:** 129

This should be <1

298 (1)



**Subject:** Text Box  
**Page Index:** 298  
**Date:** 6/14/2021 3:06:12 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** 298

Provide existing conditions drainage plan.

Provide pre-development grading drainage plan

299 (1)



**Subject:** Callout  
**Page Index:** 299  
**Date:** 6/11/2021 2:32:41 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layoutt1

Water line to be relocated?

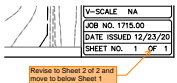
300 (1)



**Subject:** Callout  
**Page Index:** 300  
**Date:** 6/11/2021 4:08:38 PM  
**Author:** dsdrice  
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**Page Label:** [1] Layoutt2

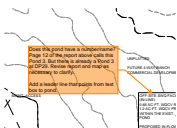
Is there going to be a groundwater issue in this pond? Label proposed options if there could be.

301 (15)



**Subject:** SW - Comment  
**Page Index:** 301  
**Date:** 5/25/2021 3:11:45 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
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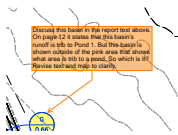
Revise to Sheet 2 of 2 and move to below Sheet 1



**Subject:** SW - Comment  
**Page Index:** 301  
**Date:** 5/26/2021 10:20:12 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

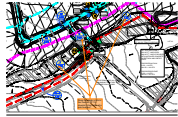
Does this pond have a number/name? Page 12 of the report above calls this Pond 3. But there is already a Pond 3 at DP29. Revise report and map as necessary to clarify.

Add a leader line that points from text box to pond.



**Subject:** SW - Comment  
**Page Index:** 301  
**Date:** 5/26/2021 10:20:23 AM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Discuss this basin in the report text above. On page 12 it states that this basin's runoff is trib to Pond 1. But this basin is shown outside of the pink area that shows what area is trib to a pond. So which is it? Revise text and map to clarify.



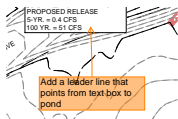
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**Page Index:** 301  
**Date:** 5/25/2021 3:46:50 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Since this basin is trib to the Pond at DP 13, shouldn't it be inside of a pink linetype?



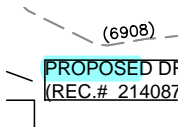
**Subject:** SW - Comment  
**Page Index:** 301  
**Date:** 5/25/2021 3:52:46 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Discussion of Basin P not seen in report text. Discuss in text.



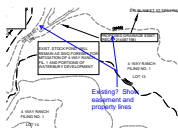
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**Page Index:** 301  
**Date:** 5/25/2021 4:01:57 PM  
**Author:** EPC Stormwater - Glenn Reese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Add a leader line that points from text box to pond



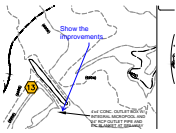
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**Page Index:** 301  
**Date:** 6/9/2021 5:19:42 PM  
**Author:** dsdrice  
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**Page Label:** [1] Layout1

PROPOSE



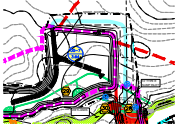
**Subject:** Callout  
**Page Index:** 301  
**Date:** 6/14/2021 2:23:26 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Existing? Show easement and property lines



**Subject:** Callout  
**Page Index:** 301  
**Date:** 6/9/2021 5:21:39 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Show the improvements

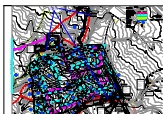


**Subject:**  
**Page Index:** 301  
**Date:** 6/11/2021 4:10:55 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1



**Subject:** Callout  
**Page Index:** 301  
**Date:** 6/11/2021 4:16:48 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Show the entire maintenance road



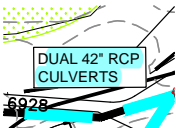
**Subject:** Callout  
**Page Index:** 301  
**Date:** 6/11/2021 4:19:23 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Consider moving the overflow spillways north (less drop to channels)



**Subject:** Callout  
**Page Index:** 301  
**Date:** 6/14/2021 2:23:29 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1


This does not meet current requirements.



**Subject:**  
**Page Index:** 301  
**Date:** 6/14/2021 2:24:59 PM  
**Author:** dsdrice  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

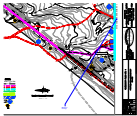
UAL 42" RCP  
CULVERTS




**Subject:** Callout  
**Page Index:** 301  
**Date:** 6/14/2021 2:27:59 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] Layout1

Triple 36"?


302 (2)



**Subject:** Callout  
**Page Index:** 302  
**Date:** 6/9/2021 5:16:58 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] Layout2

Sheet 2 is missing?

0	to type & dump into
9	FSD POND
6	Triple 36" RCP Culverts

**Subject:**  
**Page Index:** 302  
**Date:** 6/14/2021 2:26:42 PM  
**Author:** dsdrice  
**Color:**   
**Layer:**  
**Space:**  
**Page Label:** [1] Layout2