

December 20, 2023

El Paso County  
Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910



Attn.: Mr. Brad Walters, Inspection Supervisor  
RE: Solace Apartments Filing No. 1 – Pond Certifications

To whom it may concern,

This letter is intended to provide documentation with County Inspection Staff that the Pond facilities in Solace Apartments Filing No. 1 have been constructed within reasonable conformance to the design. The District owned pond facilities for Solace Apartments Filing No. 1 are described by the following:

Pond A – north portion of Tract B (FSD Pond)  
Pond B – south portion of Tract B (FSD Pond)

JR Engineering reviewed the final constructed facilities and recently completed as-builts which confirm the appropriate size and design of the ponds.

The site and adjacent properties (as affected by work performed under the County permit) appear to be stable with respect to settlement and subsidence, sloughing of cut and fill slopes, revegetation or other ground cover, and the improvements (public improvements, common development improvements, site grading and paving) meet or exceed the minimum design requirements.

Based upon this information and information gathered during periodic site visits to the project under construction, JR Engineering is of the opinion that the stormwater BMPs have been constructed in general compliance with the approved Construction Plans, and Specifications as filed with El Paso County.

(See attached documents – UD Detention sheets and as-built drawings)

**Statement Of Engineer In Responsible Charge:**

To the best of my knowledge, information and belief, the referenced **Solace Apartments Filing No. 1** Pond facilities have been constructed in general compliance with the approved design plans and specifications as filed with El Paso County.

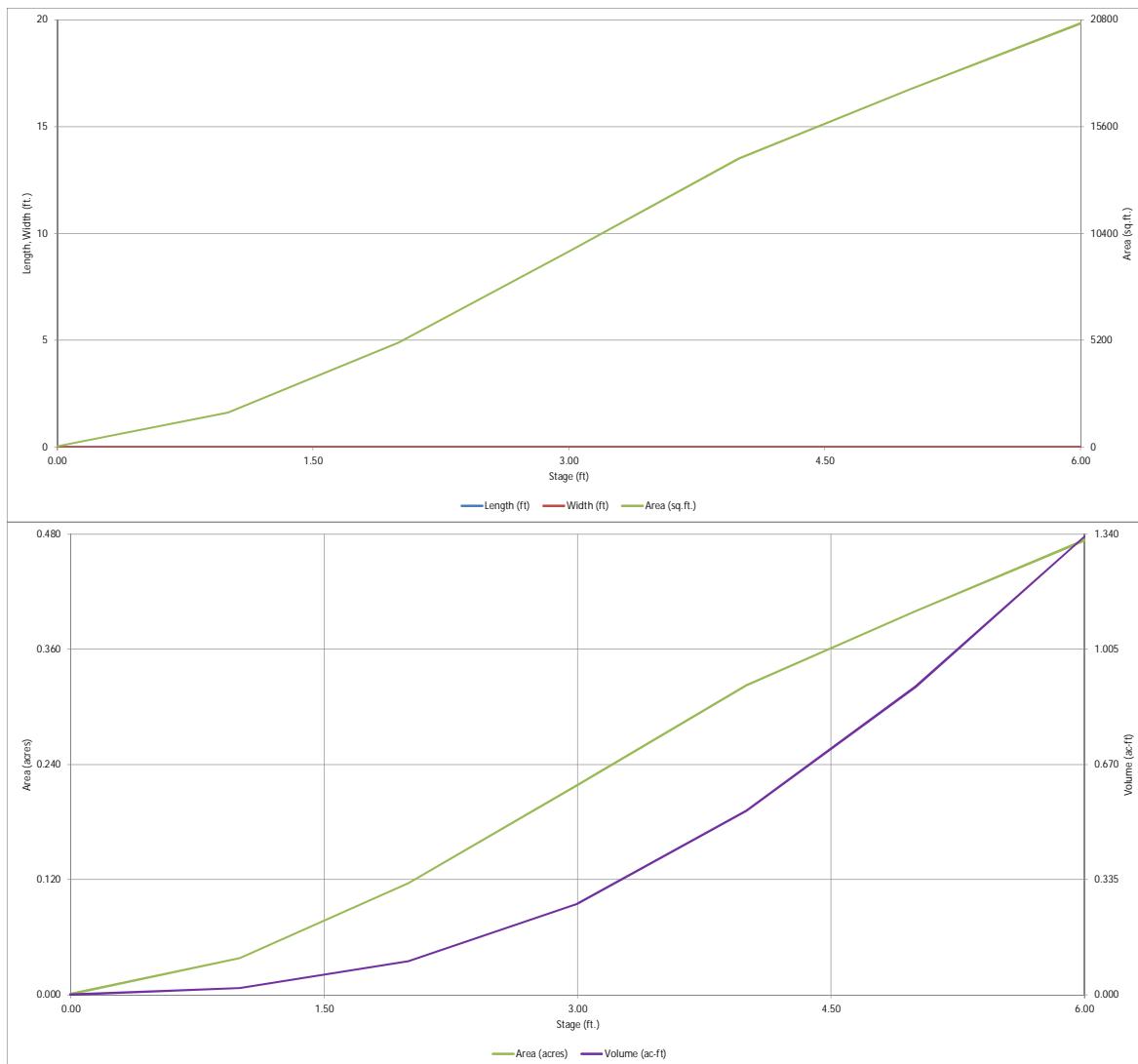
Mike Bramlett, P.E.  
Colorado No. 32314





## DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.03 (May 2020)

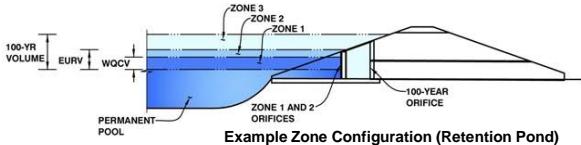


# DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.03 (May 2020)

Project: Solace Apartments

Basin ID: Pond A: As-Built-Revised Orifice Plate



	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WOCV)	2.29	0.135	Orifice Plate
Zone 2 (EURV)	3.61	0.282	Circular Orifice
Zone 3 (100-year)	4.57	0.315	Weir&Pipe (Restrict)
Total (all zones)		0.732	

User Input: Orifice at Underdrain Outlet (typically used to drain WOCV in a Filtration BMP)

Underdrain Orifice Invert Depth =  ft (distance below the filtration media surface)  
Underdrain Orifice Diameter =  inches

Calculated Parameters for Underdrain  
Underdrain Orifice Area =  ft<sup>2</sup>  
Underdrain Orifice Centroid =  feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WOCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice =  ft (relative to basin bottom at Stage = 0 ft)  
Depth at top of Zone using Orifice Plate =  ft (relative to basin bottom at Stage = 0 ft)  
Orifice Plate: Orifice Vertical Spacing =  inches  
Orifice Plate: Orifice Area per Row =  sq. inches (diameter = 7/8 inch)

Calculated Parameters for Plate  
WQ Orifice Area per Row =  ft<sup>2</sup>  
Elliptical Half-Width =  feet  
Orifice Centroid =  feet  
Elliptical Slot Area =  ft<sup>2</sup>

**Revised Hole Diameter: 7/8"**

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	0.71	1.56	2.27			
Orifice Area (sq. inches)	0.58	0.58	0.58	0.58			
Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)							
Orifice Area (sq. inches)							

User Input: Vertical Orifice (Circular or Rectangular)

Invert of Vertical Orifice =  ft (relative to basin bottom at Stage = 0 ft)  
Depth at top of Zone using Vertical Orifice =  ft (relative to basin bottom at Stage = 0 ft)  
Vertical Orifice Diameter =  inches

Calculated Parameters for Vertical Orifice  
Zone 2 Circular =  ft<sup>2</sup>  
Not Selected =  ft<sup>2</sup>  
Vertical Orifice Area =  ft<sup>2</sup>  
Vertical Orifice Centroid =  feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe))

Overflow Weir Front Edge Height, H<sub>o</sub> =  ft (relative to basin bottom at Stage = 0 ft)  
Overflow Weir Front Edge Length =  feet  
Overflow Weir Grate Slope =  H:V  
Horiz. Length of Weir Sides =  feet  
Overflow Grate Open Area % =  %, grate open area/total area  
Debris Clogging % =  %

Calculated Parameters for Overflow Weir  
Zone 3 Weir =  feet  
Not Selected =  feet  
Height of Grate Upper Edge, H<sub>t</sub> =  feet  
Overflow Weir Slope Length =  feet  
Grate Open Area / 100-yr Orifice Area =  ft<sup>2</sup>  
Overflow Grate Open Area w/o Debris =  ft<sup>2</sup>  
Overflow Grate Open Area w/ Debris =  ft<sup>2</sup>

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

Depth to Invert of Outlet Pipe =  ft (distance below basin bottom at Stage = 0 ft)  
Outlet Pipe Diameter =  inches  
Restrictor Plate Height Above Pipe Invert =  inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate  
Zone 3 Restrictor =  ft<sup>2</sup>  
Not Selected =  ft<sup>2</sup>  
Outlet Orifice Area =  ft<sup>2</sup>  
Outlet Orifice Centroid =  feet  
Half-Central Angle of Restrictor Plate on Pipe =  radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage =  ft (relative to basin bottom at Stage = 0 ft)  
Spillway Crest Length =  feet  
Spillway End Slopes =  H:V  
Freeboard above Max Water Surface =  feet

Calculated Parameters for Spillway  
Spillway Design Flow Depth =  feet  
Stage at Top of Freeboard =  feet  
Basin Area at Top of Freeboard =  acres  
Basin Volume at Top of Freeboard =  acre-ft

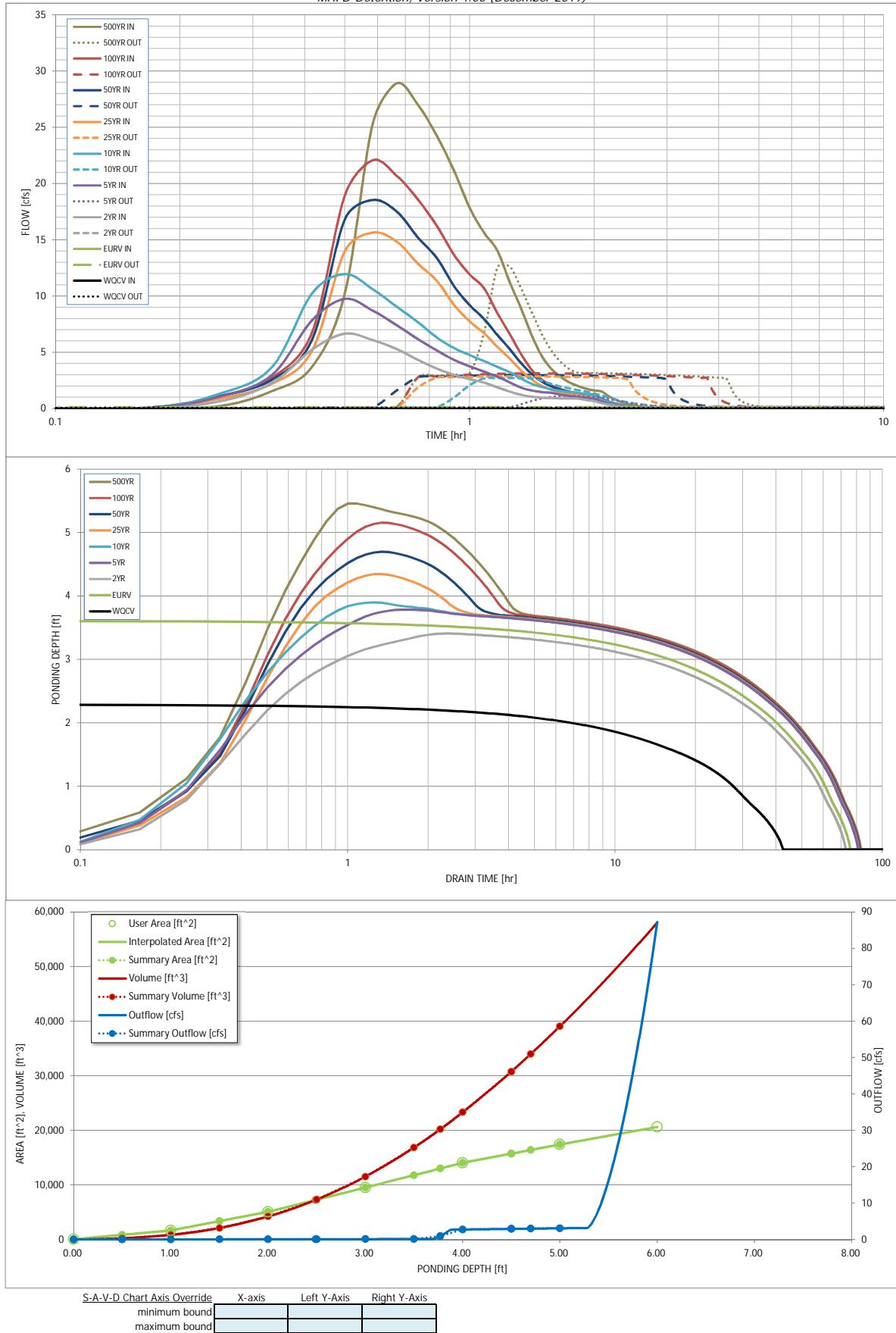
## Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WOCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =									
One-Hour Rainfall Depth (in) =	N/A	N/A	1.19	1.50	1.75	2.00	2.26	2.52	3.14
CUHP Runoff Volume (acre-ft) =	0.135	0.417	0.382	0.546	0.691	0.887	1.052	1.247	1.654
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.382	0.546	0.691	0.887	1.052	1.247	1.654
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.9	2.7	4.0	7.2	9.1	11.2	15.7
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.12	0.34	0.51	0.91	1.15	1.42	1.99
Peak Inflow Q (cfs) =	N/A	N/A	6.7	9.8	12.0	15.6	18.5	22.1	28.9
Peak Outflow Q (cfs) =	0.1	0.1	0.1	1.1	2.7	2.9	3.0	3.1	12.6
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	0.4	0.7	0.4	0.3	0.3	0.3	0.8
Structure Controlling Flow =	Plate	Vertical Orifice 1	Vertical Orifice 1	Overflow Weir 1	Outlet Plate 1	Outlet Plate 1	Outlet Plate 1	Outlet Plate 1	Spillway
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	0.1	0.3	0.3	0.3	0.4	0.4
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	37	64	62	68	66	64	63	62	58
Time to Drain 99% of Inflow Volume (hours) =	40	71	68	75	74	72	72	71	70
Maximum Ponding Depth (ft) =	2.29	3.61	3.41	3.78	3.90	4.35	4.70	5.16	5.46
Area at Maximum Ponding Depth (acres) =	0.15	0.28	0.26	0.30	0.31	0.35	0.38	0.41	0.43
Maximum Volume Stored (acre-ft) =	0.135	0.417	0.360	0.467	0.500	0.649	0.776	0.957	1.084

## DETENTION BASIN OUTLET STRUCTURE DESIGN

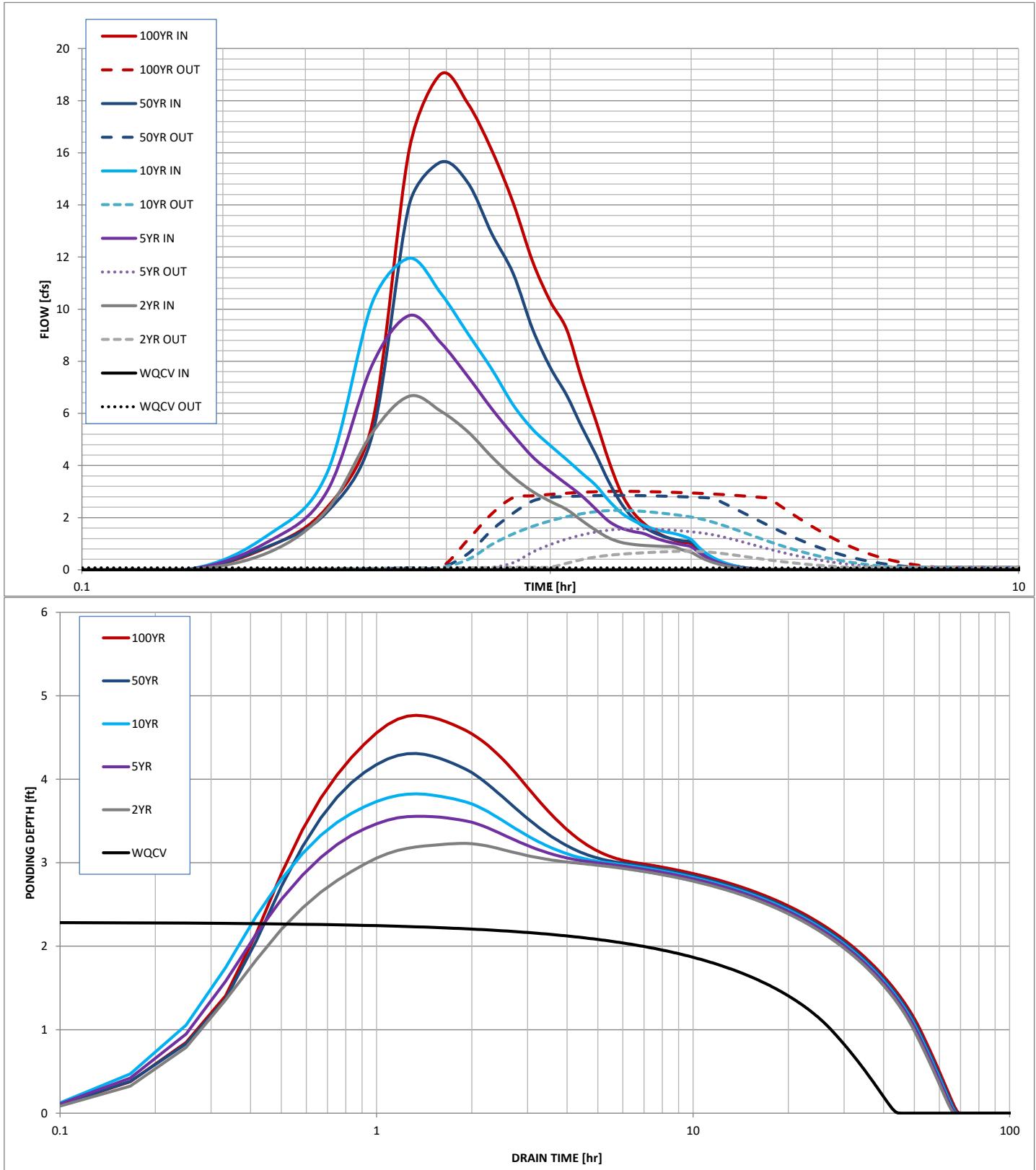
MHFD-Detention, Version 4.00 (December 2019)







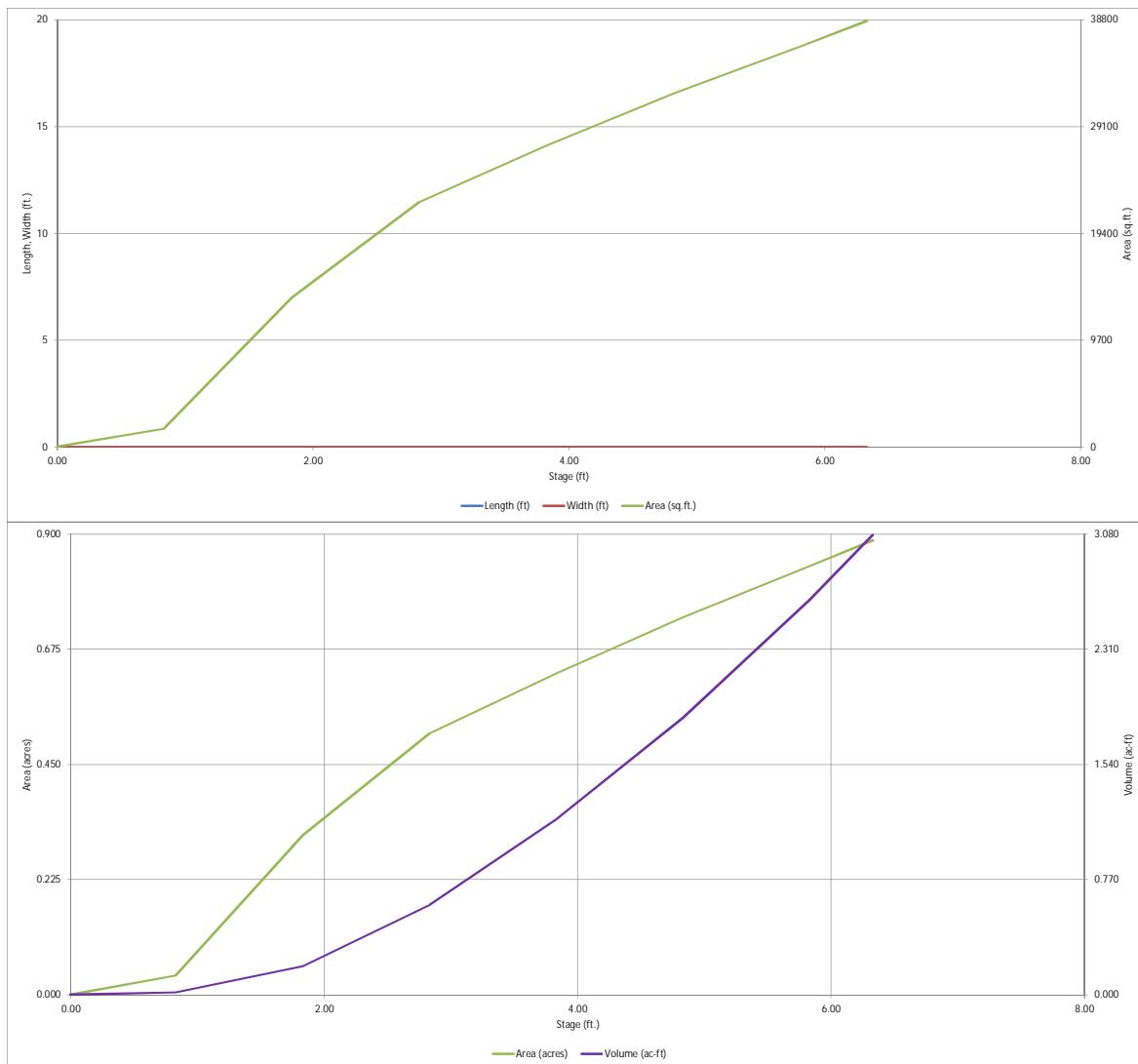
# Stormwater Detention and Infiltration Design Data Sheet





## DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.03 (May 2020)

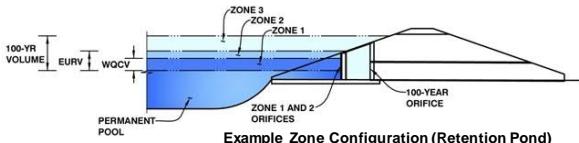


# DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.03 (May 2020)

Project: Solace Apartments

Basin ID: Pond B: As-Built-Revised Orifice Plate



	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WOCV)	2.06	0.264	Orifice Plate
Zone 2 (EURV)	3.11	0.482	Circular Orifice
Zone 3 (100-year)	4.21	0.666	Weir&Pipe (Restrict)
Total (all zones)		1.412	

User Input: Orifice at Underdrain Outlet (typically used to drain WOCV in a Filtration BMP)

Underdrain Orifice Invert Depth = **N/A** ft (distance below the filtration media surface)  
Underdrain Orifice Diameter = **N/A** inches

Calculated Parameters for Underdrain  
Underdrain Orifice Area = **N/A** ft<sup>2</sup>  
Underdrain Orifice Centroid = **N/A** feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WOCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice = **0.00** ft (relative to basin bottom at Stage = 0 ft)  
Depth at top of Zone using Orifice Plate = **2.60** ft (relative to basin bottom at Stage = 0 ft)  
Orifice Plate: Orifice Vertical Spacing = **N/A** inches  
Orifice Plate: Orifice Area per Row = **0.87** sq. inches (diameter = 1-1/16 inches)

Calculated Parameters for Plate  
WQ Orifice Area per Row = **6.042E-03** ft<sup>2</sup>  
Elliptical Half-Width = **N/A** feet  
Orifice Area per Row = **N/A** ft<sup>2</sup>  
Orifice Area = **N/A** ft<sup>2</sup>

**Revised Hole Diameter: 1-1/16"**

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	0.50	1.06	1.63	2.25		
Orifice Area (sq. inches)	<b>0.87</b>	<b>0.87</b>	<b>0.87</b>	<b>0.87</b>	<b>0.87</b>		
Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)							
Orifice Area (sq. inches)							

User Input: Vertical Orifice (Circular or Rectangular)

Invert of Vertical Orifice = **2.79** ft (relative to basin bottom at Stage = 0 ft)  
Depth at top of Zone using Vertical Orifice = **3.11** ft (relative to basin bottom at Stage = 0 ft)  
Vertical Orifice Diameter = **1.77** inches

Calculated Parameters for Vertical Orifice  
Vertical Orifice Area = **0.02** ft<sup>2</sup>  
Vertical Orifice Centroid = **0.07** feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe))

Overflow Weir Front Edge Height, Ho = **3.50** ft (relative to basin bottom at Stage = 0 ft)  
Overflow Weir Front Edge Length = **4.00** feet  
Overflow Weir Grate Slope = **0.00** H:V  
Horiz. Length of Weir Sides = **3.00** feet  
Overflow Grate Open Area % = **70%** %, grate open area/total area  
Debris Clogging % = **50%** %

Calculated Parameters for Overflow Weir  
Height of Grate Upper Edge, H<sub>t</sub> = **3.50** feet  
Overflow Weir Slope Length = **3.00** feet  
Grate Open Area / 100-yr Orifice Area = **28.73** N/A  
Overflow Grate Open Area w/o Debris = **8.40** N/A ft<sup>2</sup>  
Overflow Grate Open Area w/ Debris = **4.20** N/A ft<sup>2</sup>

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

Depth to Invert of Outlet Pipe = **0.00** ft (distance below basin bottom at Stage = 0 ft)  
Outlet Pipe Diameter = **18.00** inches  
Restrictor Plate Height Above Pipe Invert = **4.00** inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate  
Outlet Orifice Area = **0.29** ft<sup>2</sup>  
Outlet Orifice Centroid = **0.20** feet  
Half-Central Angle of Restrictor Plate on Pipe = **0.98** radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage = **6.42** ft (relative to basin bottom at Stage = 0 ft)  
Spillway Crest Length = **50.00** feet  
Spillway End Slopes = **10.00** H:V  
Freeboard above Max Water Surface = **1.00** feet

Calculated Parameters for Spillway  
Spillway Design Flow Depth = **0.34** feet  
Stage at Top of Freeboard = **7.76** feet  
Basin Area at Top of Freeboard = **0.89** acres  
Basin Volume at Top of Freeboard = **3.07** acre-ft

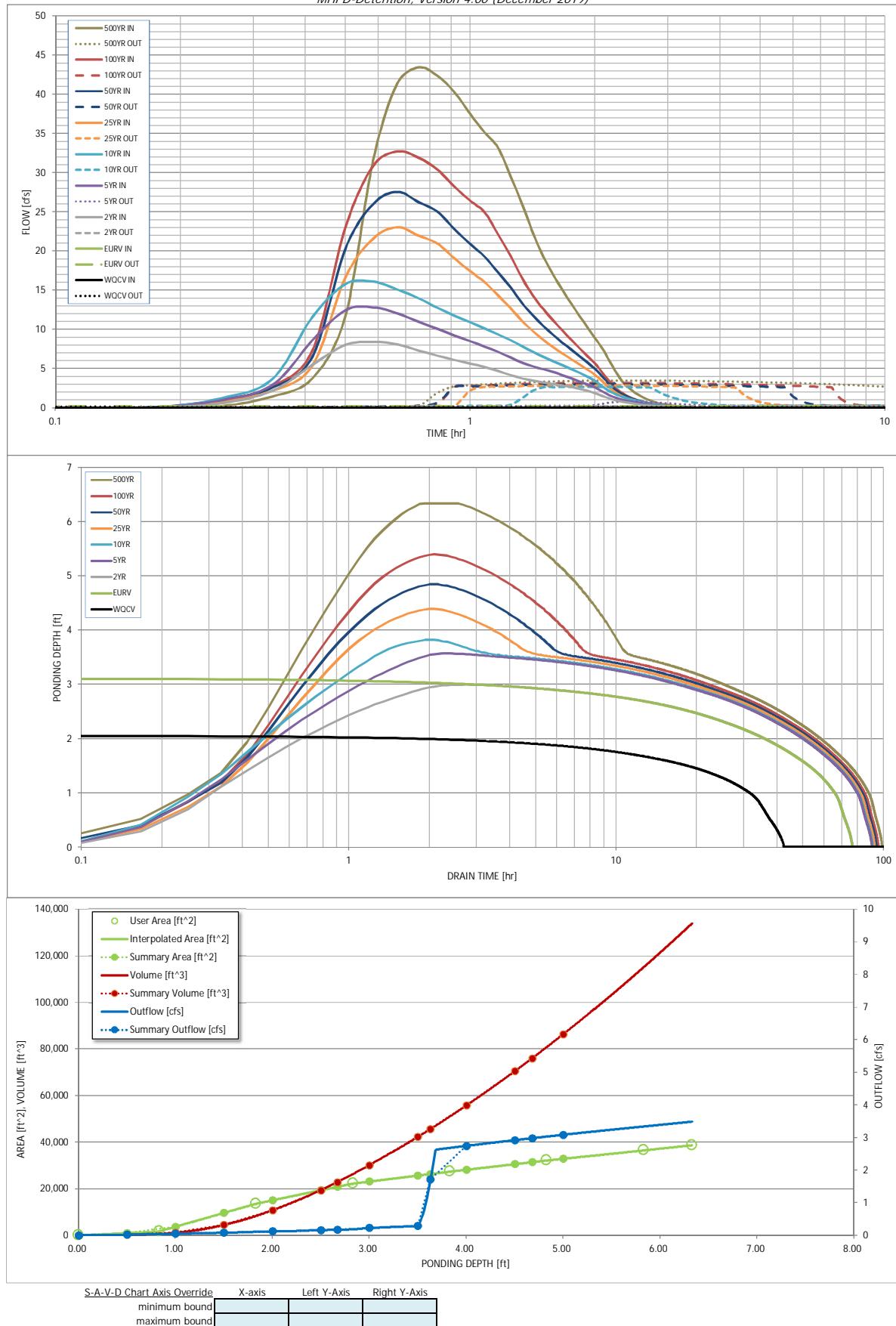
## Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WOCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =									
One-Hour Rainfall Depth (in) =	N/A	N/A	1.19	1.50	1.75	2.00	2.26	2.52	3.14
CUHP Runoff Volume (acre-ft) =	0.264	<b>0.746</b>	0.729	1.088	1.408	1.872	2.246	2.702	3.634
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.729	1.088	1.408	1.872	2.246	2.702	3.634
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	1.4	4.0	6.1	11.3	14.3	18.2	25.4
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.08	0.23	0.35	0.64	0.82	1.04	1.45
Peak Inflow Q (cfs) =	N/A	N/A	8.4	12.8	16.1	23.1	27.6	32.7	43.5
Peak Outflow Q (cfs) =	0.1	0.2	0.2	0.8	2.7	2.9	3.0	3.2	3.5
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	0.2	0.4	0.3	0.2	0.2	0.2	0.1
Structure Controlling Flow =	Plate	Vertical Orifice 1	Vertical Orifice 1	Overflow Weir 1	Outlet Plate 1	Outlet Plate 1	Outlet Plate 1	Outlet Plate 1	N/A
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	0.1	0.3	0.3	0.3	0.3	0.4
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	<b>37</b>	67	67	<b>78</b>	77	76	76	75	74
Time to Drain 99% of Inflow Volume (hours) =	40	71	71	84	84	84	84	85	86
Maximum Ponding Depth (ft) =	2.06	3.11	3.00	3.57	3.82	4.39	4.85	5.39	6.33
Area at Maximum Ponding Depth (acres) =	0.36	0.54	0.53	0.60	0.63	0.69	0.74	0.79	0.89
Maximum Volume Stored (acre-ft) =	0.267	0.749	0.685	1.006	1.165	1.533	1.862	2.283	3.073

# DETENTION BASIN OUTLET STRUCTURE DESIGN

*MHFD-Detention, Version 4.00 (December 2019)*





# Stormwater Detention and Infiltration Design Data Sheet

SDI-Design Data v2.00, Released January 2020

Stormwater Facility Name: **Pond A: As-Built**

Facility Location & Jurisdiction: **Solace Apartments**

## User Input: Watershed Characteristics

Extended Detention Basin (EDB) ▾	EDB
Watershed Area =	17.50 acres
Watershed Length =	1,631 ft
Watershed Length to Centroid =	740 ft
Watershed Slope =	0.014 ft/ft
Watershed Imperviousness =	40.6% percent
Percentage Hydrologic Soil Group A =	1.0% percent
Percentage Hydrologic Soil Group B =	99.0% percent
Percentage Hydrologic Soil Groups C/D =	0.0% percent
Target WQCV Drain Time =	40.0 hours

Location for 1-hr Rainfall Depths (use dropdown):

User Input	▾

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

Once CUHP has been run and the Stage-Area-Discharge information has been provided, click 'Process Data' to interpolate the Stage-Area-Volume-Discharge data and generate summary results in the table below. Once this is complete, click 'Print to PDF'.

After completing and printing this worksheet to a pdf, go to:

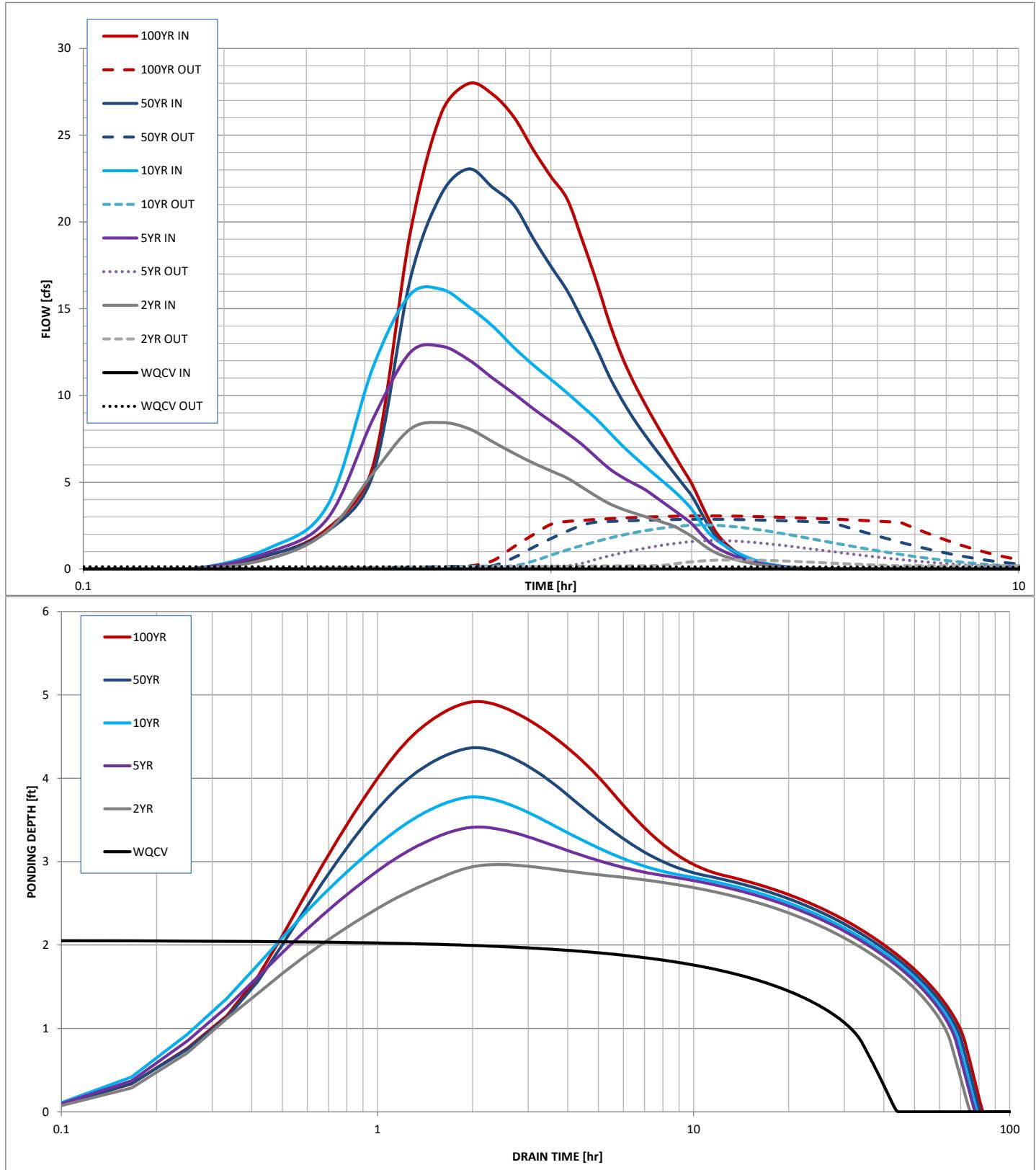
<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>

Create a new stormwater facility, and attach the PDF of this worksheet to that record.

## Routed Hydrograph Results

WQCV	2 Year	5 Year	10 Year	50 Year	100 Year	
N/A	1.19	1.50	1.75	2.00	2.25	in
0.264	0.729	1.088	1.408	1.872	2.312	acre-ft
N/A	0.729	1.088	1.408	1.872	2.312	acre-ft
36.9	63.5	63.8	63.0	62.1	61.5	hours
39.8	68.3	69.5	69.7	69.9	70.4	hours
2.06	2.97	3.42	3.78	4.37	4.92	ft
0.36	0.53	0.58	0.62	0.69	0.75	acres
0.265	0.667	0.918	1.135	1.520	1.917	acre-ft

# Stormwater Detention and Infiltration Design Data Sheet



December 20, 2023

El Paso County  
Development Services Division  
2880 International Circle  
Colorado Springs, CO 80910



**RE: Solace Apartments Filing 1 – Public Storm Sewer**

The public storm drainage facilities for Solace Apartments Filing No. 1 consist of the following facilities:

- |                        |                                |
|------------------------|--------------------------------|
| - (5) 10' Type R Inlet | - (117 LF) 18" RCP Storm Drain |
| - (3) 15' Type R Inlet | - ( 44 LF) 24" RCP Storm Drain |
| - (2) Storm Manholes   | - (187 LF) 36" RCP Storm Drain |
|                        | - ( 33 LF) 42" RCP Storm Drain |

The above listed storm system was recently installed by CS Powers and Galley, LLC and per the approved drainage report, the storm system drains to Ponds A and B which are subject to a separate certification.

The site and adjacent properties (as affected by work performed under the County permit) appear to be stable with respect to settlement and subsidence, sloughing of cut and fill slopes, revegetation or other ground cover, and the improvements (public improvements, common development improvements, site grading and paving) meet or exceed the minimum design requirements.

Based upon information gathered during periodic site visits to the project and the as-built drawings, JR Engineering is of the opinion that the storm drainage facilities have been constructed in general compliance with the approved design plans and specifications as filed with the County.

On behalf of CS Powers and Galley, LLC, JR Engineering hereby requests probationary inspection of these facilities by County Engineering so that the warranty period can begin.

**Statement Of Engineer In Responsible Charge:**

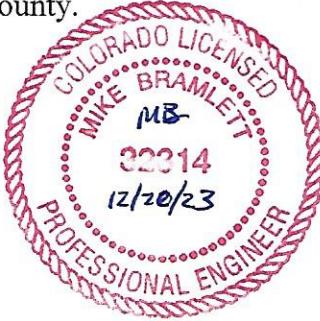
To the best of my knowledge, information and belief, the referenced public storm drainage facilities have been constructed in general compliance with the approved design plans and specifications as filed with El Paso County.

Respectfully submitted,

JR ENGINEERING, LLC

A handwritten signature in blue ink that reads "Mike Bramlett".

Mike Bramlett, PE  
Colorado No. 32314



December 20, 2023



El Paso County  
Development Services Division  
2880 International Circle  
Colorado Springs, CO 80910

**RE: Solace Apartments Filing No. 1 – Paonia Street Improvements**

The public Paonia Street improvements associated with Solace Apartments Filing 1 consist of the paving, curb and gutter, cross pans, sidewalk, pedestrian ramps and driveways to Solace Pond View and Tranquil Glen Grove which have been recently installed by CS Powers and Galley, LLC.

The site and adjacent properties (as affected by work performed under the County permit) appear to be stable with respect to settlement and subsidence, sloughing of cut and fill slopes, revegetation or other ground cover, and the improvements (public improvements, common development improvements, site grading and paving) meet or exceed the minimum design requirements.

Based upon information gathered during periodic site visits during the installation of the street improvements and the as-built drawings, JR Engineering is of the opinion that the street improvements have been constructed in general compliance with the approved design plans and specifications as filed with the County.

On behalf of CS Powers and Galley, LLC, JR Engineering hereby requests probationary inspection of these facilities by County Engineering so that the warranty period can begin.

**STATEMENT OF ENGINEER IN RESPONSIBLE CHARGE:**

To the best of my knowledge, information and belief, the referenced public street improvements have been constructed in general compliance with the approved design plans and specifications as filed with El Paso County.

Respectfully submitted,

JR ENGINEERING, LLC

A handwritten signature in blue ink that reads "Mike Bramlett".

Mike Bramlett, PE  
Colorado No. 32314

