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Colorado Springs, CO 80903  
(719)-477-9429  
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October 15, 2024

El Paso County Planning & Community Development  
Attn: Kari Parsons, Senior Planner  
2880 International Circle  
Colorado Springs, CO 80910

**SUBJECT: Settlers Ranch Filing No. 3 (P2223 / SF249)  
Response to Drainage Comment from Neighboring Property Owners**

Dear Kari:

We have reviewed the letter dated October 6, 2024 from Nolan and Susan Koch, Amy (Koch) and John Robinson. In response to the paragraph regarding "Water Runoff," we have taken the downstream property owners' concerns into account throughout preparation of the drainage report for this subdivision. As detailed in our "Final Drainage Report for Settlers Ranch Subdivision Filing No. 3" dated August 26, 2024, the subdivision drainage plan includes a proposed Stormwater Detention Pond at the southeast corner of the site (Tract A, Filing No. 3).

The proposed full-spectrum detention pond has been designed to provide stormwater detention and water quality control, mitigating the impacts of developed drainage from the southeast area of the subdivision (upstream of these neighbors' properties). The design of "Detention Pond #5" has fully accounted for the increased impervious areas associated with the currently proposed rural residential lots ranging in size from 2.5-acres to 5-acres, providing for appropriate control of runoff in accordance with County Drainage Criteria Manual requirements.

The paragraph in the neighbors' letter regarding drainage concludes with the underlined statement that "Engineering needs to be performed to evaluate this issue." Having provided drainage planning for the Settlers Ranch Subdivision since the initial filing in 2005, as well as the majority of the adjoining subdivisions (Walden Preserve, Grandview, Settlers View, and Abert Ranch), we have performed substantial engineering analysis to ensure that subdivision drainage impacts are properly mitigated in full conformance with County standards.

In summary, we acknowledge the reasonable concerns expressed by the downstream property owners, and the proposed subdivision drainage plan has incorporated an on-site detention pond to address these concerns.

The subdivision drainage report has addressed County review comments through multiple rounds of technical review, and all County Engineering comments have been adequately addressed as noted on EDARP. Please contact me if you have any questions or need any additional information.

Sincerely,  
**JPS Engineering, Inc.**

*John P Schwab*

John P. Schwab, P.E.

cc: Jerry Hannigan  
Mark Davis



CALL UTILITY NOTIFICATION  
800-368-8000 & COLORADO  
922 4987  
FOR THE MARCH 2024 CHANGES TO THE  
CMAA DESIGN MANUAL IN COMPLIANCE  
WITH THE MARCH 2024 CHANGES TO THE  
MARCH 2024 CHANGES TO THE MARCH 2024

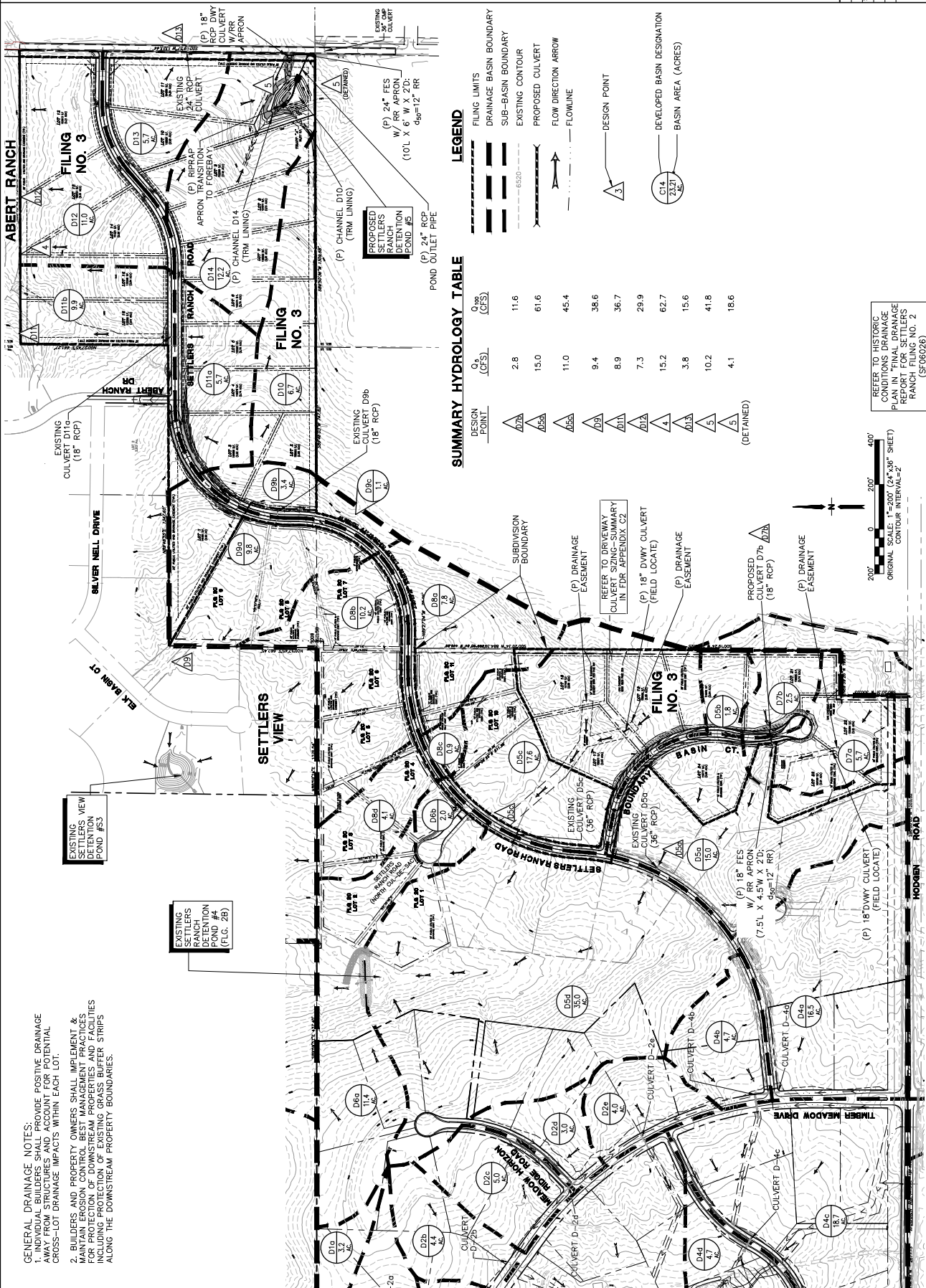
| No. | REVISION | BY | DATE |
|-----|----------|----|------|
|     |          |    |      |
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**DEVELOPED DRAINAGE PLAN**

|                          |                  |                  |
|--------------------------|------------------|------------------|
| DATE: 5/27/24            | PROJECT: 24-0001 | SHEET: 18-SR     |
| SCALE: 1"=40'            | DESIGNED: JPS    | DRAWN: JPS       |
| PROJECT RAMPART: 5/27/24 | PROJECT: 24-0001 | PROJECT: 24-0001 |
| PROJECT: 24-0001         | PROJECT: 24-0001 | PROJECT: 24-0001 |

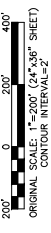
**D1-SR**

**SETTLERS RANCH - FILING NO. 3**



**SUMMARY HYDROLOGY TABLE**

| DESIGN POINT  | Q <sub>1</sub> (CFS) | Q <sub>2</sub> (CFS) | Q <sub>3</sub> (CFS) |
|---------------|----------------------|----------------------|----------------------|
| △70a          | 2.8                  | 11.6                 | 11.6                 |
| △65a          | 15.0                 | 61.6                 | 61.6                 |
| △65b          | 11.0                 | 45.4                 | 45.4                 |
| △69a          | 9.4                  | 38.6                 | 38.6                 |
| △61a          | 8.9                  | 36.7                 | 36.7                 |
| △61b          | 7.3                  | 29.9                 | 29.9                 |
| △4            | 15.2                 | 62.7                 | 62.7                 |
| △13           | 3.8                  | 15.6                 | 15.6                 |
| △5            | 10.2                 | 41.8                 | 41.8                 |
| △5 (DETAINED) | 4.1                  | 18.6                 | 18.6                 |



**GENERAL DRAINAGE NOTES:**

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

REFER TO HISTORIC  
CONDITIONS DRAINAGE  
PLAN IN "FINAL DRAINAGE  
REPORT FOR SETTLERS  
RANCH FILING NO. 2  
(3/2022)