

**PRELIMINARY AND FINAL  
DRAINAGE PLAN AND REPORT  
FALCON STORAGE SUBDIVISION  
PART OF THE SW1/4 SECTION 1, T.13S. R.65W. OF THE 6<sup>TH</sup> P.M.  
EL PASO COUNTY**

February 4, 2021

Revised  
November 23, 2022

Revised  
June 7, 2023

Revised  
June 22, 2023

Revised  
August 31, 2023

Revised  
December 12, 2023

Revised  
March 3, 2024

PCD File No. PPR2232  
PCD File No. MS232

Prepared for

Falcon Storage Partners LLLP  
4615 Northpark Drive  
Colorado Springs, CO 80918

Oliver E. Watts, Consulting Engineer, Inc.  
Colorado Springs, Colorado

**OLIVER E. WATTS, PE-LS**  
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Celebrating over 45 years in business

March 3, 2024

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

ATTN: *Joshua Palmer, P.E.*

SUBJECT: Preliminary and Final Drainage Plan and Report  
Falcon Storage Subdivision

Transmitted herewith for your review and approval is the drainage plan and report for The Falcon Storage Subdivision in El Paso County. This report will accompany the development plan and subdivision plat submittal. This report has been revised in accordance with your review comments of November 23, 2022, March 2, 2023, August 18, 2023, October 16, 2023 and February 8, 2024.

Please contact me if I may provide any further information.

Oliver E. Watts, Consulting Engineer, Inc.

BY: \_\_\_\_\_  
Oliver E. Watts, President

**FALCON STORAGE SUBDIVISION**  
**DRAINAGE REPORT**  
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**FALCON STORAGE SUBDIVISION**  
**DRAINAGE REPORT**  
**REFERENCES**

1. City-County Drainage Criteria, current edition
2. Fema Firm Insurance Rate Map
3. El Paso County Soils Survey, SCS
4. Falcon Drainage Basin Planning Study
5. Drainage Report, Falcon Meadows at Bent Grass
6. Drainage Report, Latigo Business Center, Lot 1
7. Final Drainage Report, Latigo Business & Research Center, Fil. No. 1



### **1. 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.

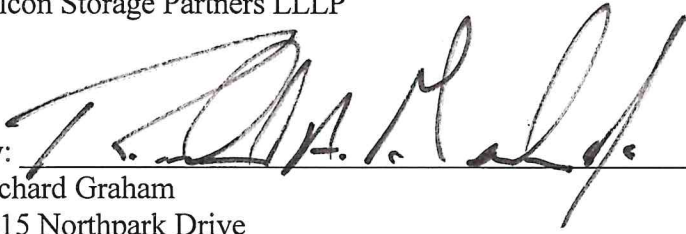

Oliver E. Watts, Consulting Engineer, Inc.

   
\_\_\_\_\_  
Oliver E. Watts      Colo. P.E. No. 9853      date

### **2. OWNERS / DEVELOPER'S STATEMENT:**

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

Falcon Storage Partners LLLP

By:    
\_\_\_\_\_  
Richard Graham      Date  
4615 Northpark Drive  
Colorado Springs, CO 80918

### **3. EL PASO COUNTY:**

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

\_\_\_\_\_  
Joshua Palmer, P.E.,      05/07/2024  
County Engineer / ECM Administrator      date

Conditions:

#### **4. LOCATION AND DESCRIPTION:**

The Falcon Storage Subdivision is located in the Latigo Business Center development of El Paso County as shown on the enclosed vicinity map. Occupying a portion of the West half of Section 1, Township 13 South, Range 65 West of the 6<sup>th</sup> P.M., totaling 5.004 acres. It is located in the Falcon Drainage Basin as shown on the enclosed basin map. It lies west of Bent Grass Meadows Drive north of the Latigo Business Center Filing No. 1 as shown on the enclosed drainage plan. The site will be developed into an RV Storage site as shown on the enclosed drainage plan, as an expansion to the one in the Latigo Business Center Filing No. 1, both owned by the developer.

#### **5. FLOOD PLAIN STATEMENT:**

This subdivision is not within the limits of a flood plain or flood hazard area, according to FEMA map panel number 08041C0553 G, dated December 7, 2018, a copy of which is enclosed for reference.

#### **6. METHOD AND CRITERIA:**

The method used for all computations is that specified in the City-County Drainage Criteria Manual, using the rational method for areas of the size of the development. All computations are enclosed for reference and review. Pertinent portions of the criteria are enclosed.

The soils in the subdivision have been mapped by the local USDA/SCS office, and a soils map and interpretation sheet are enclosed for reference. All soils in this area are of hydrologic group "A" within the development area.

#### **7. DESCRIPTION OF RUNOFF:**

**A. Drainage Inflows:** The drainage Report for Falcon Meadows at Bent Grass indicates an existing drainage swale above the north boundary to divert runoff from this site and route it to Bent Grass Meadows and then past this development in Bent Grass Meadows Drive to outfall points to an existing detention pond across the street. A copy of this drainage plan is enclosed. Also shown on this map is that portion of the Meadows Filing No. 1 that drains 0.62 cfs / 3.5 cfs (5-year / 100-year runoffs) into this subdivision along the westerly boundary (Basin O-1), and it indicates the historic undeveloped runoff of the site, Basin A (historic) totaling 1.25 cfs / 7.6 cfs at the lowest (southeast) portion of the subdivision.

**B. Interior Routing:** The area will be graded to conform to the existing topography shown on the drainage plan. The property has been rough graded, which complies with the historic runoff pattern. Additional grading is indicated which is intended to contain the runoff into the interior drive isle street network, and along the streets to the water quality pond. The westerly street (Basin A) will combine with offset basin O-1 to develop 3.0 cfs \ 6.2 cfs (5-year / 100-year runoffs) near the in the southwest corner of the plat (Design Point 1). Basin B will develop 1.3/2.5 cfs in the southerly driveway adjacent to the north entrance. It will combine with basin C along the same routing for 5.2/10.4 cfs at the southwest intersection (design point 2). This will combine basin D to outfall into the water quality pond (design point 3). The total outfall at this point 5.5 cfs/12.5 cfs, into the sand filter basin.

**C. Detention Storage:** At the proposed outfall point a sand filter water quality pond is proposed, as required by the County. The pond is sized for a temporary sedimentation basin to be used during the construction period and converted into a permanent sand filter basin upon completion. The sedimentation basin will contain 9000 +CF (at 1800 CF per acre). An 8-inch riser pipe is used as an outlet, with holes drilled as computed to detain the runoff as required. One foot of freeboard is provided with a spillway that will pass the 100-year runoff. Details are shown on the enclosed drainage plan. Following construction the basin will be converted to a sand filter basin. A 4-inch slotted underdrain will be placed in a section of CDOT class C Filter material and drain into the grated inlet outlet structure set at the WQCV level, and sized for the 100-year runoff. An orifice plate will be provided on the end of the underdrain with an orifice sized for the installation. Sand filter water quality basin computation sheet is included for the basin. Fully

developed runoffs are analyzed for the basin. As required by the County, the basin is used for water quality storage only and the outfall will run across Latigo Business Center Filing No. 1 to an existing full spectrum pond (Pond WU) to the south of Woodmen Road, north of Highway 24, between Tamlin and Meridian Roads, in accordance with the approved drainage reports for the area. This outfall run is described below.

**D. Outfall Point:** Discharge from the subdivision will be into existing north-south street of Lot 1 of the Latigo Business Center, Filing no. 1, as shown on the drainage plan. Some minor construction is shown along the north boundary of Lot 1 as shown on the drainage plan to create a positive installation. The two properties are under common ownership and permission to outfall into the Latigo Business Center is granted. The drainage plan for the Latigo Business Center is enclosed. This report indicated two existing discharges: 0.2 cfs / 0.5 cfs near the southwest corner and 4.1 cfs / 10.1 cfs over the remaining south frontage. A 24 inch RCP will run from the CDOT Type C outlet box at a minimum slope of 0.22% into the existing ditch shown on the drainage plan.

As shown on the enclosed drainage plan for Lot 1 of the Latigo Business Park and the enclosed sheet 7 of the computations the swales along said Lot 1 adjacent to Bent Grass Meadows Boulevard are more than adequate to safely contain the drainage outfall from this subdivision. The depth of runoff from the pond is 0.21 feet in the upper swale and 0.49 feet below the entrance to Lot 1. These swales also indicate more than adequate freeboard according to the grading plan. At the bottom (South) of Lot 1 is the storm sewer system that diverts the runoff from the District 49 bus facility and Bent Grass Meadows Boulevard eastward toward the above mentioned full spectrum pond. This being the limit of the first public storm sewer and our required justification

The outfall for this runoff will be at the south termination of the above mentioned swale. The increase of 2.4 cfs from this 10.1 cfs would be into 42" RCP shown at design point 7 of the enclosed Latigo Business Center Filing No. 1, which would create a 100-year runoff of 57.9 cfs. As shown on page 1A of the enclosed computations the 0.5% slope of this 42" RCP is 71.1 CFS. There is more than ample capacity in this public system to accommodate our minor increase.

#### WATER QUALITY

A sand filter basin water quality facility will be provided as described above.

#### FOUR STEP PROCESS

The following process has been followed to minimize adverse impacts of urbanization

Runoff Reduction: The scope of the development has been minimized consistent with zoning requirements to present the minimum footprint in providing a RV Storage development. The undisturbed portions are to be landscaped to reduce the impervious percent.

Provide WQCV: Water quality storage is being provided for this subdivision by a sand filter water quality pond and runoff will be routed to a full spectrum pond located downstream, south of Woodmen Road, north of Highway 24, between Tamlin and Meridian Roads, by others as a sub regional facility.

Stabilize Drainage Ways: The site will be graded to route the runoff over improved street installations to provide channel stabilization in the natural erosive material over the site. Discharge from the site will be into adjacent and downstream facilities in accordance with the master drainage basin plan for the Falcon drainage basin and previously approved subdivision drainage reports. Copies of each plan are enclosed. There will be no adverse affect on downstream developments as a result of this subdivision.

Consider need for Industrial and Commercial BMP's: This is a RV Storage site, so source control problems will be a minimum. During construction, standard site specific state of the art BMP's will be employed to minimize and mitigate erosive problems.

## 8. COST ESTIMATE:

Item No.	Description	Quantity	Unit Cost	Cost
1	Pond/BMP Earthwork	881 CY	\$ 23.00	\$ 20263.00
2	Slotted drain	187 LF	40.00	7480.00
3	Riprap	14 Tons	80.00	1096.00
4	Grated Inlet	1 ea	5611.00	5611.00
4	12" PVC drain	106 LF	112.00	11872.00
5	Concrete Pond Inlet	15 CY	589.00	10335.00
6	24" RCP Pond Outlet	106 LF	91.00	9646.00
Subtotal Construction Cost				\$ 66303.00
Engineering		10%		6630.30
Total Estimated Cost				\$ 72933.30

## 9. FEES: Due at plat recording.

2023 Falcon Basin Fees: 5.004 acres @46.4% Impervious = ~~3.1175~~ Impervious acres (see p. 6-17)

Drainage fees @ \$ 37,256 per acre = \$ 86,503.07

Bridge fees @ \$ 5,118 per acre = \$ ~~11,083.26~~

**Total Fees: \$ ~~90,386.33~~**

2.32 impervious acres

\$98,386.33

\$11,883.26

## 10. SUMMARY

The Falcon Storage Subdivision is a proposed 1-lot, RV Storage subdivision containing 5.004 acres. The proposed street facilities will adequately convey, detain and outfall runoff from the site to existing sufficient adjacent and downstream facilities, as described in this report and the respective drainage reports. Water Quality is being utilized in lieu of a full spectrum detention pond due to the existing regional facility as described earlier in this report. Flows from site will be greater than historic levels. Site appurtenances will not adversely affect the downstream and surrounding developments.

This report and findings is in general conformance with the MDDP and Preliminary Drainage Reports or other pertinent studies

# STREET AND STORM SEWER CALCULATIONS

STREET	LOCATION	DISTANCE -ft.-	ELEVATION & SLOPE	TOTAL RUNOFF -cfs- 5-yr./100-yr	STREET FLOW / CAPACITY -cfs- 5-yr./100-yr	PIPE FLOW -cfs-	TYPE PIPE, CATCH BASIN & SLOPE %
BENT GRASS MEADOWS	DP 1						
				27.1/55.5		55.5	42" RCP S=0.50% CAPACITY = 71.1 CFS
	PT 4						
						+2.4	
	REVISED					57.9	CA[P = 71.1 CFS
STREET AND STORM SEWER CALCULATIONS PROJECT: FALCON STORAGE BY: O.E. WATTS DATE: March 4, 2024				OLIVER E. WATTS, CONSULTING ENGINEER, INC. 614 ELKTON DRIVE COLORADO SPRINGS, CO 80907			Page:1A Of Pages:7

MAJOR BASIN	SUB BASIN	AREA		BASIN		T <sub>c</sub> MIN	I in./hr.		SOIL GRP	DEV. TYPE	C		FLOW		RETURN PERIOD -years-	
		PLANIM READ	ACRES	LENGTH -FT.-	HEIGHT -FT.-								5-ry qp -CFS-	100-yr qp -CFS-		
FALCON	0-1	9.75	2.47	300	4.5	27			A	SF 5AC.	0.12	0.39				
			V=0.82	+480	1.3	+10										
						37	2.1	3.6					0.62	3.5	5	100
HISTORIC	A	COGO	5.00	+525	9	+13										
			V=0.65			50	1.8	2.8	A	R/L	0.08	0.35				
	TOTAL		7.47							MIX	0.093	0.362	1.25	7.6	5	100
DEVELOPED	A	COGO	1.68	300	2.5	15.2			A	GRAVEL	0.59	0.70			5	100
			V=3.06	+300	7	+1.6										
						16.8	3.2	5.5					3.2	6.5	5	100
	O1 + A	(DP-1)	4.15	=400	8	+2	3.2	5.5	A	MIX	0.310	0.516				
			V=2.82			52	1.7	2.9					2.1	6.2	5	100
	B	COGO	0.66	370	2.4	16.4			A	GRAVEL	0.59	0.70	1.3	2.5	5	100
	C	COGO	2.30	300	4	14.5			A	GRAVEL	0.59	0.70				
			V=2.66	+340	6	+2.1										
						16.6	3.3	5.5					4.5	8.9	5	100
	B+C			+360	8	+2.7										
		(DP-2)	2.96			19.3	3.0	5.1	A	GRAVEL	0.59	0.70	5.2	10.4	5	100
	D	COGO	0.36	240	4.5	11.6	3.8	6.4	A	GRAVEL	0.59	0.70	0.8	1.6	5	100
	B+C+D		V=2.22	+50		+0.4										
		(DP-3)	3.32			19.7	3.0	5.1	A	GRAVEL	0.59	0.70	5.9	11.9	5	100
	+0-1+A		7.47	+240	2.4	+2										
						54	1.7	2.8	A	MIX	0.434	0.598	5.5	12.5	5	100

**HYDROLOGICAL COMPUTATION – BASIC DATA**

PROJ: FALCON STORAGE SUB      BY: O.E. WATTS

RATIONAL METHOD      DATE: 2/4/21 10/17/22 11-21-21

**OLIVER E. WATTS, CONSULTING ENGINEER, INC.**

614 ELKTON DRIVE COLORADO SPRINGS, CO 80907

PAGE 1  
OF 7



# Design Procedure Form: Sand Filter (SF)

UD-BMP (Version 3.07, March 2018)

Sheet 1 of 2

Designer: Oliver E. Watts

Company: Oliver E. Watts, Consulting Engineer, Inc.

Date: December 15, 2023

Project: Falcon Storage

Location:

3/

## 1. Basin Storage Volume

- A) Effective Imperviousness of Tributary Area,  $I_a$   
(100% if all paved and roofed areas upstream of sand filter)
- B) Tributary Area's Imperviousness Ratio ( $i = I_a/100$ )
- C) Water Quality Capture Volume (WQCV) Based on 12-hour Drain Time  
 $WQCV = 0.8 * (0.91 * i^3 - 1.19 * i^2 + 0.78 * i)$
- D) Contributing Watershed Area (including sand filter area)
- E) Water Quality Capture Volume (WQCV) Design Volume  
 $V_{WQCV} = WQCV / 12 * Area$
- F) For Watersheds Outside of the Denver Region, Depth of Average Runoff Producing Storm
- G) For Watersheds Outside of the Denver Region, Water Quality Capture Volume (WQCV) Design Volume
- H) User Input of Water Quality Capture Volume (WQCV) Design Volume  
(Only if a different WQCV Design Volume is desired)

$I_a = 46.4$  %

$i = 0.464$

WQCV = 0.16 watershed inches

Area = 325,393 sq ft

$V_{WQCV} = 4,265$  cu ft

$d_6 =$  in

$V_{WQCV \text{ OTHER}} =$  cu ft

$V_{WQCV \text{ USER}} =$  cu ft

See P 6-17 Backyard  
0.598 - 0.50  
0.65 - 0.50  
= 0.257  
x 75 = 612  
+ 40 = 46.4

## 2. Basin Geometry

- A) WQCV Depth
- B) Sand Filter Side Slopes (Horizontal distance per unit vertical, 4:1 or flatter preferred). Use "0" if sand filter has vertical walls.
- C) Minimum Filter Area (Flat Surface Area)
- D) Actual Filter Area
- E) Volume Provided

$D_{WQCV} = 3.0$  ft

$Z = 3.00$  ft / ft

DIFFICULT TO MAINTAIN, INCREASE WHERE POSSIBLE

$A_{Min} = 1887$  sq ft

$A_{Actual} = 2100$  sq ft

$V_T = 11278$  cu ft

## 3. Filter Material

- Choose One
- ☒ 18" CDOT Class B or C Filter Material
- ☐ Other (Explain):

## 4. Underdrain System

- A) Are underdrains provided?
- B) Underdrain system orifice diameter for 12 hour drain time
- i) Distance From Lowest Elevation of the Storage Volume to the Center of the Orifice
- ii) Volume to Drain in 12 Hours
- iii) Orifice Diameter, 3/8" Minimum

Choose One

- ☒ YES
- ☐ NO

$y = 0.5$  ft

$Vol_{12} = 4,265$  cu ft

$D_o = 2$  in

# Design Procedure Form: Sand Filter (SF)

Sheet 2 of 2

Designer: Olliver Watts  
 Company: Oliver E Watts Consulting Engineer, Inc  
 Date: December 15, 2023  
 Project: Falcon Storage  
 Location: \_\_\_\_\_

## 5. Impermeable Geomembrane Liner and Geotextile Separator Fabric

A) Is an impermeable liner provided due to proximity of structures or groundwater contamination?

Choose One

☐ YES ☒ NO

## 6. Inlet / Outlet Works

A) Describe the type of energy dissipation at inlet points and means of conveying flows in excess of the WQCV through the outlet

Notes: \_\_\_\_\_

12-15-23 OEW

## POND VOLUME

<u>CLEV</u>	<u>A-JE</u>	<u>V-CF</u>	
35	2100	2562 <sup>s</sup>	0
36	3025	3565 <sup>s</sup>	2562 <sup>s</sup>
37	4106	5150 <sup>s</sup>	6128 <sup>0</sup>
38	6195		11278.5



4/6  
5/7

Required Area per Row (in<sup>2</sup>)

		Depth at Outlet (ft)							
		1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5
Design Volume (acre-ft)	2	15.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73
	1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87
	0.6	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52
	0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
	0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17
	0.1	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09
	0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05
	0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03
	0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02
	0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01

TABLE SB-1

O-1 + A  
7470 CF  
0.175 AF  
0.439 m<sup>2</sup>  
lea 3/4" @ 6"

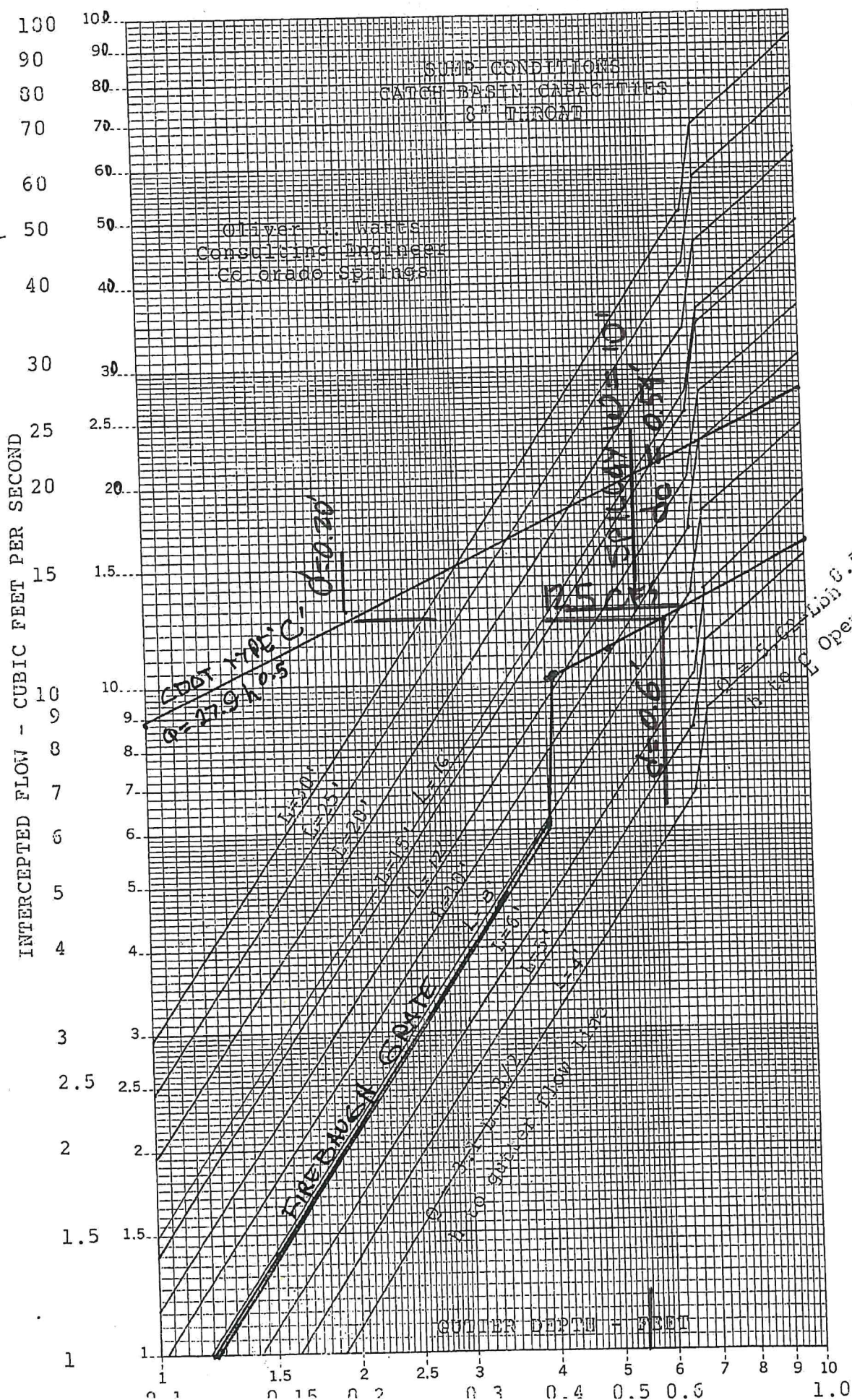
O-1 + A-D WQCF  
0.125 AF = 5445 CF  
0.3225 m<sup>2</sup>  
lea 1/16" @ 6"

Circular Perforation Sizing

Hole Diameter (in)	Hole Diameter (in)	Area per Row (in <sup>2</sup> )		
		n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	1.33
7/8	0.875	0.60	1.20	1.80
1	1.000	0.79	1.57	2.36
1 1/8	1.125	0.99	1.99	2.98
1 1/4	1.250	1.23	2.45	3.68
1 3/8	1.375	1.48	2.97	4.45
1 1/2	1.500	1.77	3.53	5.30
1 5/8	1.625	2.07	4.15	6.22
1 3/4	1.750	2.41	4.81	7.22
1 7/8	1.875	2.76	5.52	8.28
2	2.000	3.14	6.28	9.42
n = Number of columns of perforations				
Minimum steel plate thickness		1/4"	5/16"	3/8"

TABLE SB-2







$$Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$$



$$Q = 12.5 \text{ CFS}$$

$$S = \frac{1}{5373} = 0.0186$$

$$A = 16 \text{ ft}^2$$

$$WP = 16.03 \text{ ft} \times 2$$

$$n = 0.035$$

Upper  
Half

A-A

d	A	WP	R	Q
0.25	4.00	9.0370	0.9981	5.70
0.50	8.00	16.0312	0.9	3.61
0.30	12.00	25.65	0.999	46.6
0.50	8.00	16.0312	0.999	23.1
0.30	4.80	9.6187	✓	17.5
0.20	3.20	6.4129	✓	12.2
0.21	3.36	6.733	✓	12.24
0.25	4.00	8.056	✓	14.37

$$T = 6.72$$

Lower

Half

B-B



$$A = 6 \text{ ft}^2$$

$$WP = 2 \sqrt{10} \text{ ft}$$

$$S = \frac{1}{92} = 0.0109$$

0.3	1.80	1.897	0.9487	7.60
0.5	3.00	3.162	0.9487	12.84
0.35	2.10	2.2136	0.9487	8.99
0.40	2.40	2.529	0.9487	10.27
0.49	2.94	3.090	0.9487	12.58

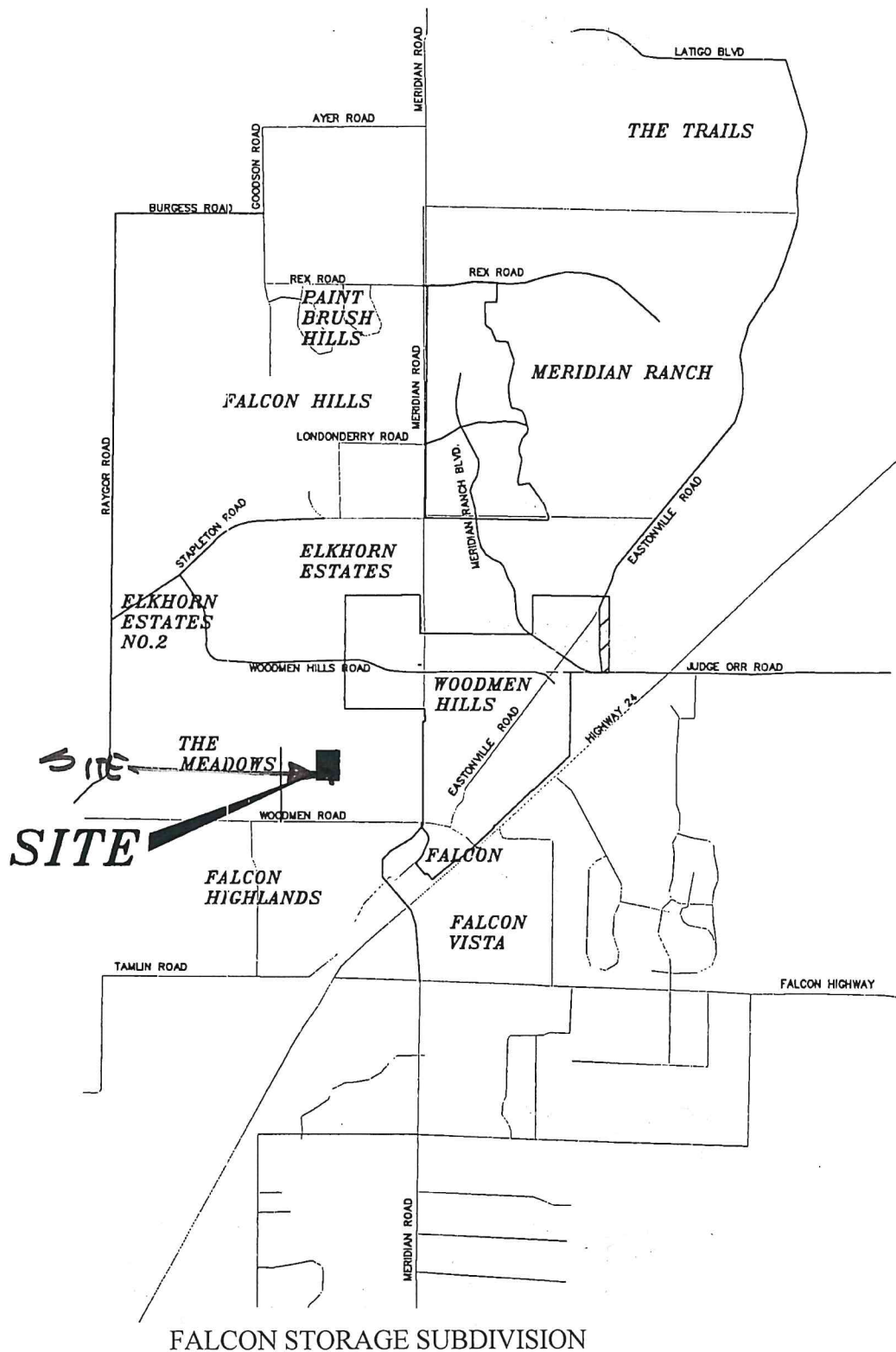
$$T = 2.94$$

$$Q = \frac{0.463}{n} D^{8/3} S^{1/2}$$

$$Q = KS^{1/2}$$

DIAMETER - IN. -	AREA - FT <sup>2</sup> -	D <sup>8/3</sup> - FT -	K			
			N=0.010	N=0.013	N=0.024	N=0.026
2	0.02182	0.008413	0.3895	---	---	---
4	0.08727	0.053420	2.4733	---	---	---
6	0.19630	0.157500	7.2922	5.609	---	---
8	0.34910	0.339200	15.7050	12.081	---	---
10	0.54540	0.615000	28.4745	21.903	---	---
12	0.78540	1.000000	46.3000	35.615	---	---
15	1.22720	1.813100	83.9465	64.574	---	---
18	1.76710	2.948300	136.5100	105.000	56.88	52.50
21	2.40530	4.447400	205.9100	158.400	85.80	79.20
24	3.14160	6.349600	293.9900	226.140	122.49	113.07
27	3.97610	8.692700	402.4700	309.590	167.70	154.79
30	4.90870	11.512600	533.0300	410.030	222.10	205.02
33	5.93960	14.844100	---	528.680	---	---
36	7.06860	18.720800	866.7700	666.700	361.20	333.30
39	8.29580	23.175100	---	825.400	---	---
42	9.62110	28.238900	---	1005.000	544.80	502.50
48	12.56640	40.317500	---	1436.000	777.80	718.00
54	15.90430	55.195000	---	1966.000	1065.00	983.00
60	19.63500	73.100400	---	2604.000	1410.00	1302.00
66	23.75830	94.254200	---	3357.000	1818.00	1678.00
72	28.27430	118.869400	---	4234.000	2293.00	2117.00
78	33.18310	147.152900	---	5241.000	2839.00	2620.00
84	38.48450	179.306000	---	6386.000	3459.00	3193.00
90	44.17860	215.524500	---	7676.000	4158.00	3838.00
96	50.26550	256.000000	---	9118.000	4939.00	4559.00
108	63.61730	350.466600	---	12480.000	6761.00	6140.00
120	78.53980	464.158900	---	16530.000	8954.00	8265.00

Oliver E. Watts  
Consulting Engine  
Colorado Springs



VICINITY  
MAP  
LATIGO



(719) 380-1090

Architectural Planning & Design

Colorado Design Concepts

3578 Hartsel Drive E323  
Colorado Springs, CO 80920

FIGURE.1

PROJECT NO. 200401



# National Flood Hazard Layer FIRMette



104°37'51"W 38°56'56"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone I
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/25/2021 at 9:47 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

104°37'13"W 38°56'28"N

Basemap: USGS National Map Orthoimagery; Data refreshed October, 2020



## NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only to landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of the FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD88). These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NINGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov>.

Base Map information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, City of Fountain, Bureau of Land Management, National Oceanic and Atmospheric Administration, United States Geological Survey, and Anderson Consulting Engineers, Inc. These data are current as of 2006.

This map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

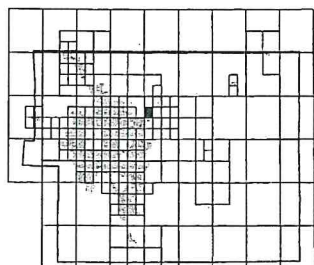
Contact FEMA Map Service Center (MSC) via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/mfp>.

El Paso County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM BY STREAM VERTICAL DATUM CONVERSION INFORMATION	

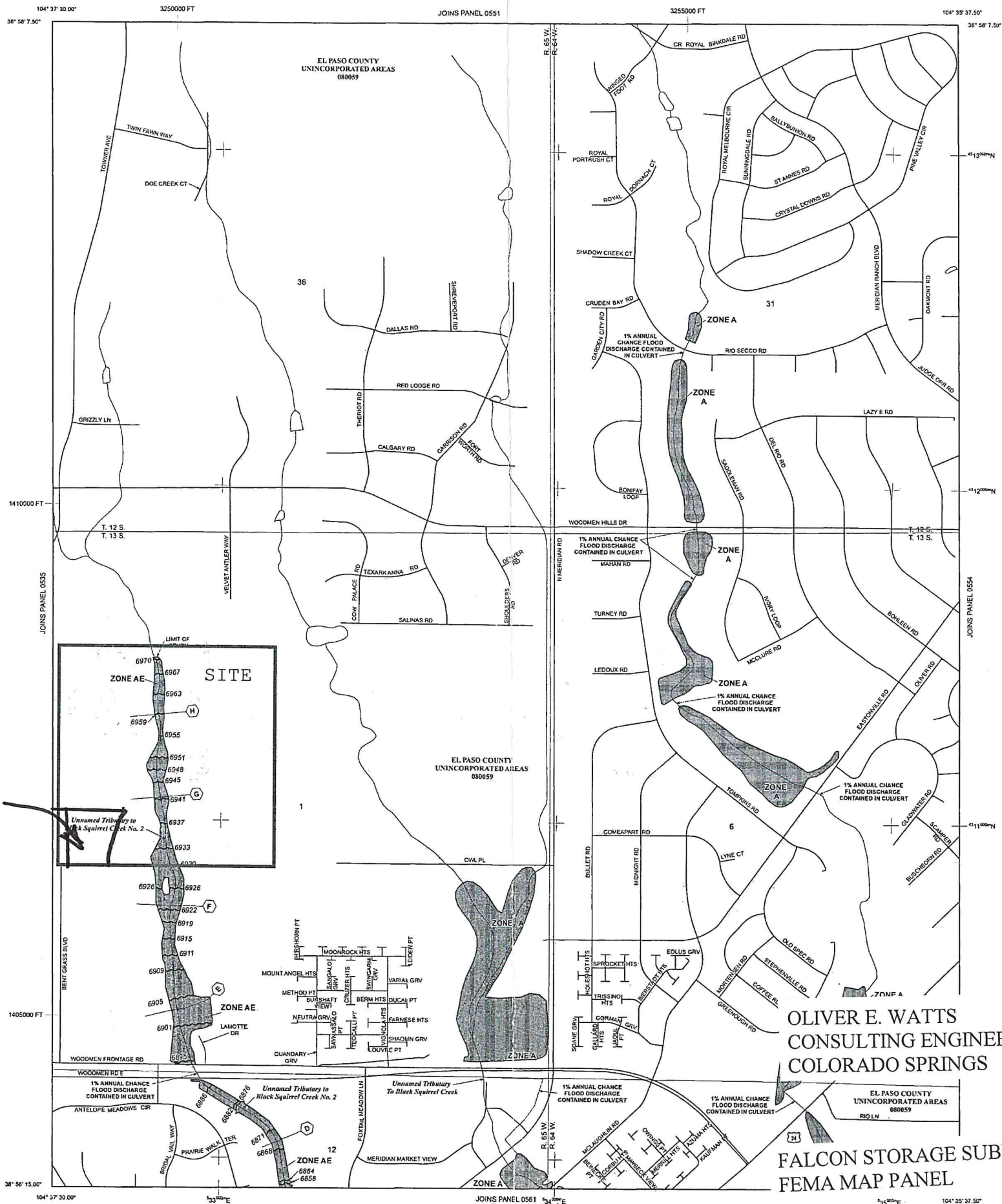
Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperative Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).



Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



## LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV9, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No Base Flood Elevations determined.  
**ZONE AE** Base Flood Elevations determined.  
**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

**ZONE AV9** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**  
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**  
**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**  
**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.  
**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**  
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index.

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
MARCH 17, 1997

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6623.

**MAP SCALE 1" = 500'**  
250 0 500 1000  
FEET  
150 0 150 300  
METERS

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index.

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**MAP SCALE 1" = 500'**  
250 0 500 1000  
FEET  
150 0 150 300  
METERS

**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index.

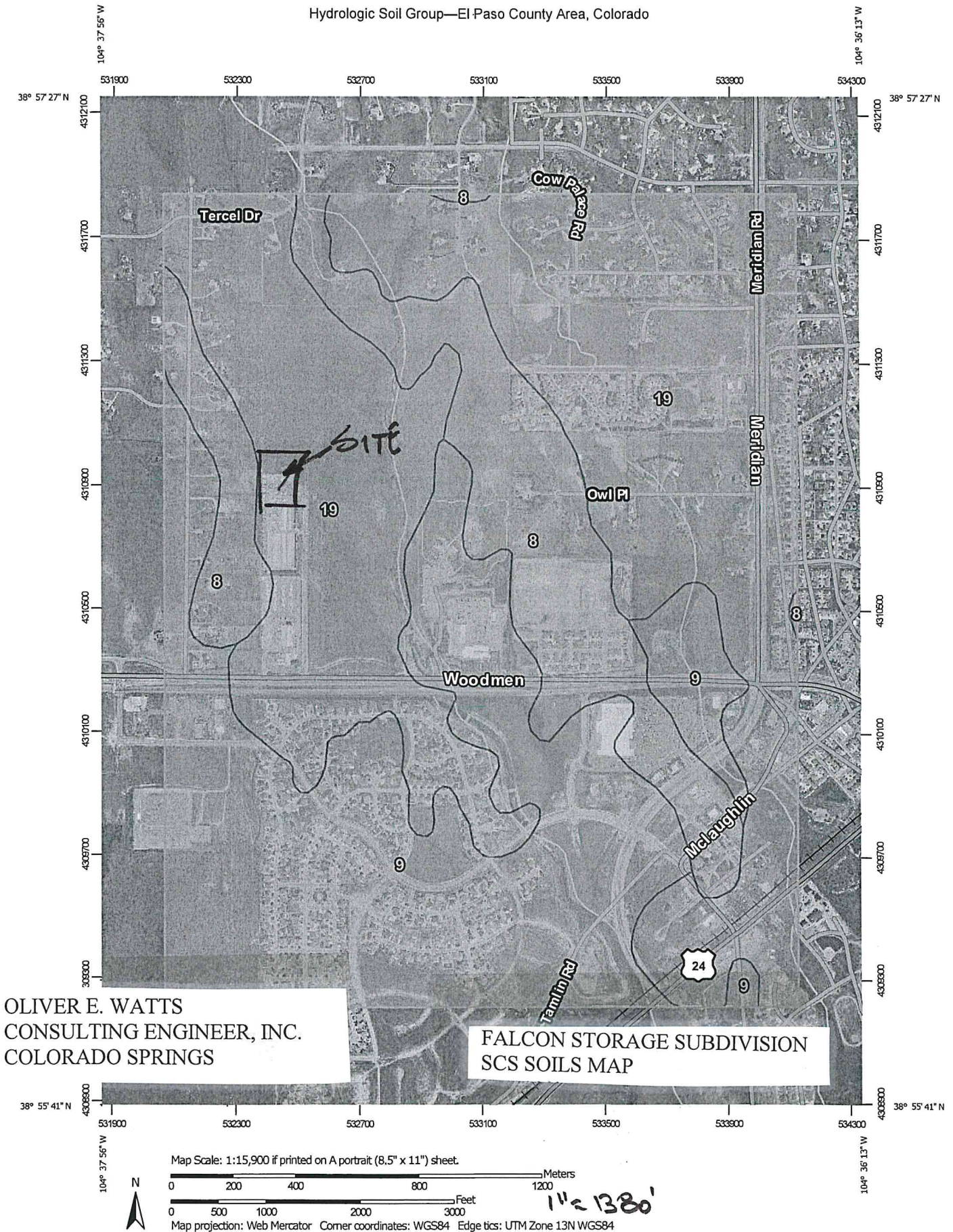
**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
MARCH 17, 1997

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.



# Hydrologic Soil Group—El Paso County Area, Colorado



OLIVER E. WATTS  
CONSULTING ENGINEER, INC.  
COLORADO SPRINGS

FALCON STORAGE SUBDIVISION  
SCS SOILS MAP



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

4/2/2019  
Page 1 of 4



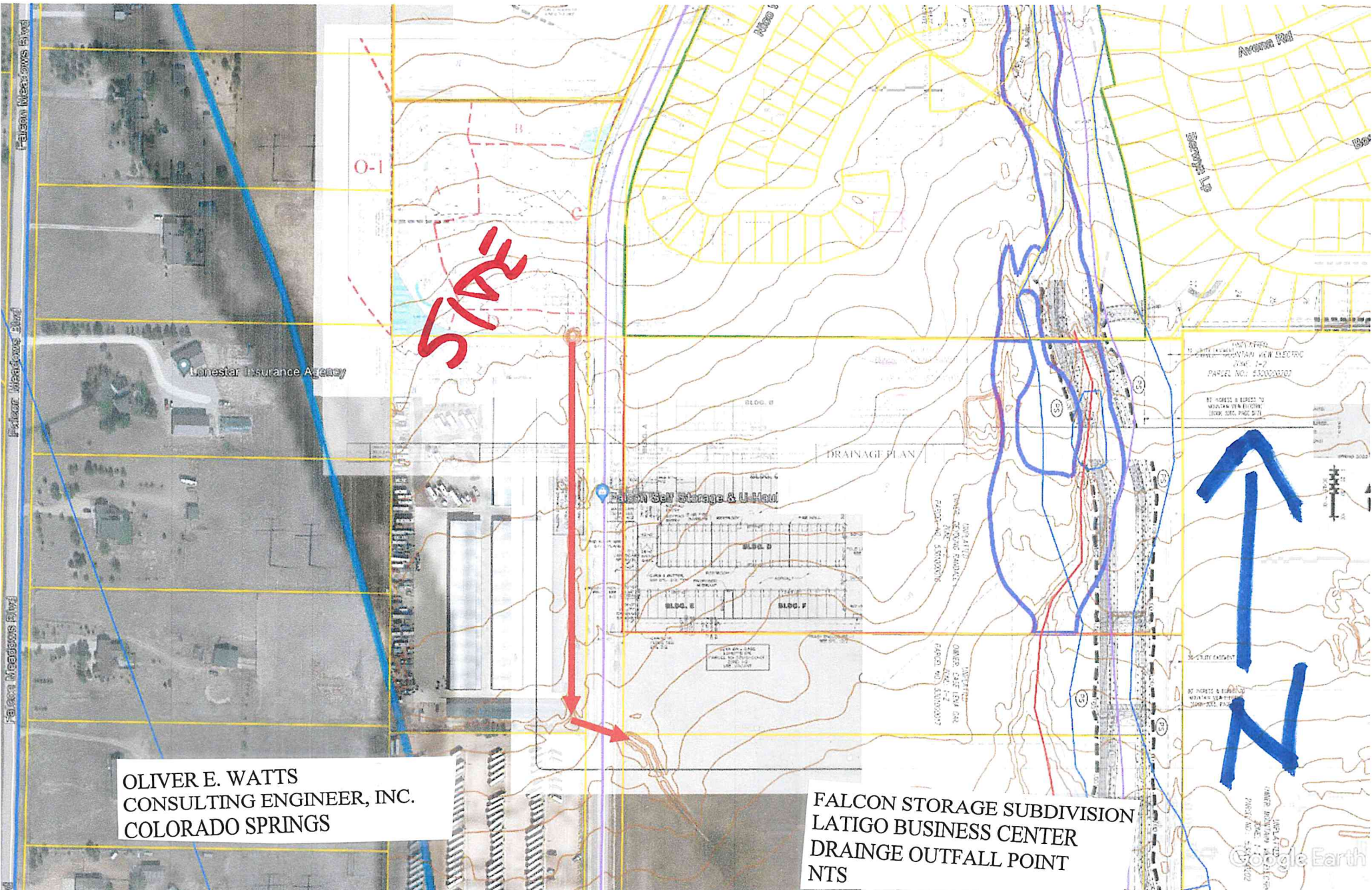
TABLE 16.--SOIL AND WATER FEATURES

Absence of an entry indicates the feature is not a concern. See "flooding" in Glossary for definition of terms as "rare," "brief," and "very brief." The symbol > means greater than]

Soil name and map symbol	Hydro-logic group	Flooding			Bedrock		Potential frost action
		Frequency	Duration	Months	Depth	Hardness	
1lamosa: 1-----	C	Frequent-----	Brief-----	May-Jun	In >60	---	High.
2scalon: 2, 3-----	B	None-----	---	---	>60	---	Moderate.
3adland: 4-----	D	---	---	---	---	---	---
5ijou: 5, 6, 7-----	B	None-----	---	---	>60	---	Low.
6lakeland: 8-----	A	None-----	---	---	>60	---	Low.
79: Blakeland part-----	A	None-----	---	---	>60	---	Low.
Fluvaquentic Haplaquolls part-----	D	Common-----	Very brief----	Mar-Aug	>60	---	High.
8lendon: 10-----	B	None-----	---	---	>60	---	Moderate.
9resser: 11, 12, 13-----	B	None-----	---	---	>60	---	Low.
10russett: 14, 15-----	B	None-----	---	---	>60	---	Moderate.
11Chaseville: 16, 17-----	A	None-----	---	---	>60	---	Low.
1218: Chaseville part-----	A	None-----	---	---	>60	---	Low.
Midway part-----	D	None-----	---	---	10-20	Rippable	Moderate.
13Columbine: 19-----	A	None to rare	---	---	>60	---	Low.
14Connerton: 20: Connerton part-----	B	None-----	---	---	>60	---	High.
Rock outcrop part-----	D	---	---	---	---	---	---
15Cruckton: 21-----	B	None-----	---	---	>60	---	Moderate.
16Cushman: 22, 23-----	C	None-----	---	---	20-40	Rippable	Moderate.
1724: Cushman part-----	C	None-----	---	---	20-40	Rippable	Moderate.
Kutch part-----	C	None-----	---	---	20-40	Rippable	Moderate.
18Elbeth: 25, 26-----	B	None-----	---	---	>60	---	Moderate.
1927: Elbeth part-----	B	None-----	---	---	>60	---	Moderate.

See footnote at end of table.





OLIVER E. WATTS  
CONSULTING ENGINEER, INC.  
COLORADO SPRINGS

FALCON STORAGE SUBDIVISION  
LATIGO BUSINESS CENTER  
DRAINAGE OUTFALL POINT  
NTS



**Table 6-6. Runoff Coefficients for Rational Method**

(Source: UDFCD 2001)

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients											
		2-year		5-year		10-year		25-year		50-year		100-year	
		HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D
Business													
Commercial Areas	95	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.87	0.87	0.88	0.88	0.89
Neighborhood Areas	70	0.45	0.49	0.49	0.53	0.53	0.57	0.58	0.62	0.60	0.65	0.62	0.68
Residential													
1/8 Acre or less	65	0.41	0.45	0.45	0.49	0.49	0.54	0.54	0.59	0.57	0.62	0.59	0.65
1/4 Acre	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
1/3 Acre	30	0.18	0.22	0.25	0.30	0.32	0.38	0.39	0.47	0.43	0.52	0.47	0.57
1/2 Acre	25	0.15	0.20	0.22	0.28	0.30	0.36	0.37	0.46	0.41	0.51	0.46	0.56
1 Acre	20	0.12	0.17	0.20	0.26	0.27	0.34	0.35	0.44	0.40	0.50	0.44	0.55
Industrial													
Light Areas	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Heavy Areas	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Parks and Cemeteries	7	0.05	0.09	0.12	0.19	0.20	0.29	0.30	0.40	0.34	0.46	0.39	0.52
Playgrounds	13	0.07	0.13	0.16	0.23	0.24	0.31	0.32	0.42	0.37	0.48	0.41	0.54
Railroad Yard Areas	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
Undeveloped Areas													
Historic Flow Analysis--													
Greenbelts, Agriculture	2	0.03	0.05	0.09	0.16	0.17	0.26	0.26	0.38	0.31	0.45	0.36	0.51
Pasture/Meadow	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Forest	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Exposed Rock	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Offsite Flow Analysis (when landuse is undefined)	45	0.26	0.31	0.32	0.37	0.38	0.44	0.44	0.51	0.48	0.55	0.51	0.59
Streets													
Paved	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Gravel	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Drive and Walks	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Roofs	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Lawns	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50

15 20  
0.598-0.58  
0.65-0.50  
=0.257  
x25642  
+40=  
46.49% SW

### 3.2 Time of Concentration

One of the basic assumptions underlying the Rational Method is that runoff is a function of the average rainfall rate during the time required for water to flow from the hydraulically most remote part of the drainage area under consideration to the design point. However, in practice, the time of concentration can be an empirical value that results in reasonable and acceptable peak flow calculations.

For urban areas, the time of concentration ( $t_c$ ) consists of an initial time or overland flow time ( $t_i$ ) plus the travel time ( $t_t$ ) in the storm sewer, paved gutter, roadside drainage ditch, or drainage channel. For non-urban areas, the time of concentration consists of an overland flow time ( $t_i$ ) plus the time of travel in a concentrated form, such as a swale or drainageway. The travel portion ( $t_t$ ) of the time of concentration can be estimated from the hydraulic properties of the storm sewer, gutter, swale, ditch, or drainageway. Initial time, on the other hand, will vary with surface slope, depression storage, surface cover, antecedent rainfall, and infiltration capacity of the soil, as well as distance of surface flow. The time of concentration is represented by Equation 6-7 for both urban and non-urban areas.

$$t_c = t_i + t_t \quad (\text{Eq. 6-7})$$

Where:

$t_c$  = time of concentration (min)

$t_i$  = overland (initial) flow time (min)

$t_t$  = travel time in the ditch, channel, gutter, storm sewer, etc. (min)

### 3.2.1 Overland (Initial) Flow Time

The overland flow time,  $t_i$ , may be calculated using Equation 6-8.

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{0.33}} \quad (\text{Eq. 6-8})$$

Where:

$t_i$  = overland (initial) flow time (min)

$C_5$  = runoff coefficient for 5-year frequency (see Table 6-6)

$L$  = length of overland flow (300 ft maximum for non-urban land uses, 100 ft maximum for urban land uses)

$S$  = average basin slope (ft/ft)

Note that in some urban watersheds, the overland flow time may be very small because flows quickly concentrate and channelize.

### 3.2.2 Travel Time

For catchments with overland and channelized flow, the time of concentration needs to be considered in combination with the travel time,  $t_t$ , which is calculated using the hydraulic properties of the swale, ditch, or channel. For preliminary work, the overland travel time,  $t_t$ , can be estimated with the help of Figure 6-25 or Equation 6-9 (Guo 1999).

$$V = C_v S_w^{0.5} \quad (\text{Eq. 6-9})$$

Where:

$V$  = velocity (ft/s)

$C_v$  = conveyance coefficient (from Table 6-7)

$S_w$  = watercourse slope (ft/ft)

**Table 6-7. Conveyance Coefficient,  $C_v$** 

Type of Land Surface	$C_v$
Heavy meadow	2.5
Tillage/field	5
Riprap (not buried)*	6.5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

\* For buried riprap, select  $C_v$  value based on type of vegetative cover.

The travel time is calculated by dividing the flow distance (in feet) by the velocity calculated using Equation 6-9 and converting units to minutes.

The time of concentration ( $t_c$ ) is then the sum of the overland flow time ( $t_t$ ) and the travel time ( $t_r$ ) per Equation 6-7.

### 3.2.3 First Design Point Time of Concentration in Urban Catchments

Using this procedure, the time of concentration at the first design point (typically the first inlet in the system) in an urbanized catchment should not exceed the time of concentration calculated using Equation 6-10. The first design point is defined as the point where runoff first enters the storm sewer system.

$$t_c = \frac{L}{180} + 10 \quad (\text{Eq. 6-10})$$

Where:

$t_c$  = maximum time of concentration at the first design point in an urban watershed (min)

$L$  = waterway length (ft)

Equation 6-10 was developed using the rainfall-runoff data collected in the Denver region and, in essence, represents regional “calibration” of the Rational Method. Normally, Equation 6-10 will result in a lesser time of concentration at the first design point and will govern in an urbanized watershed. For subsequent design points, the time of concentration is calculated by accumulating the travel times in downstream drainageway reaches.

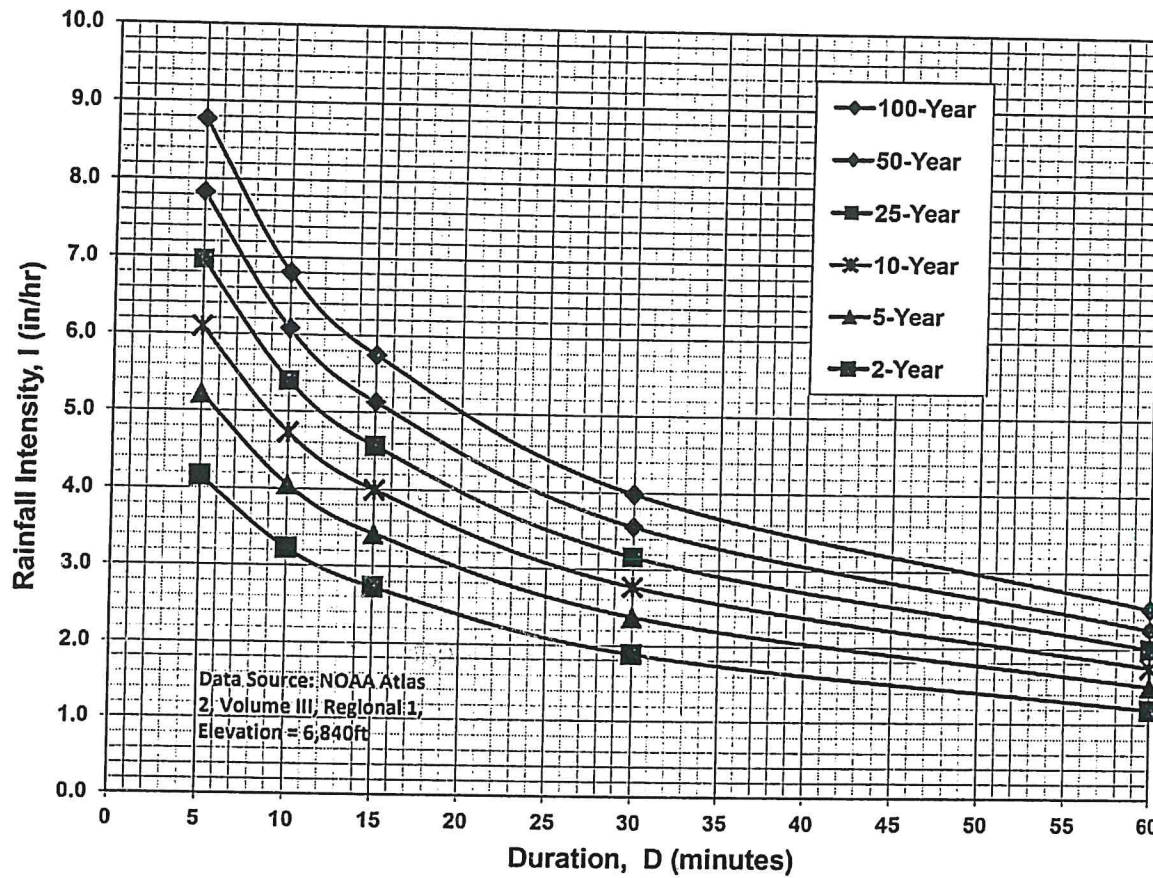
### 3.2.4 Minimum Time of Concentration

If the calculations result in a  $t_c$  of less than 10 minutes for undeveloped conditions, it is recommended that a minimum value of 10 minutes be used. The minimum  $t_c$  for urbanized areas is 5 minutes.

### 3.2.5 Post-Development Time of Concentration

As Equation 6-8 indicates, the time of concentration is a function of the 5-year runoff coefficient for a drainage basin. Typically, higher levels of imperviousness (higher 5-year runoff coefficients) correspond to shorter times of concentration, and lower levels of imperviousness correspond to longer times of

Figure 6-5. Colorado Springs Rainfall Intensity Duration Frequency



## IDF Equations

$$I_{100} = -2.52 \ln(D) + 12.735$$

$$I_{50} = -2.25 \ln(D) + 11.375$$

$$I_{25} = -2.00 \ln(D) + 10.111$$

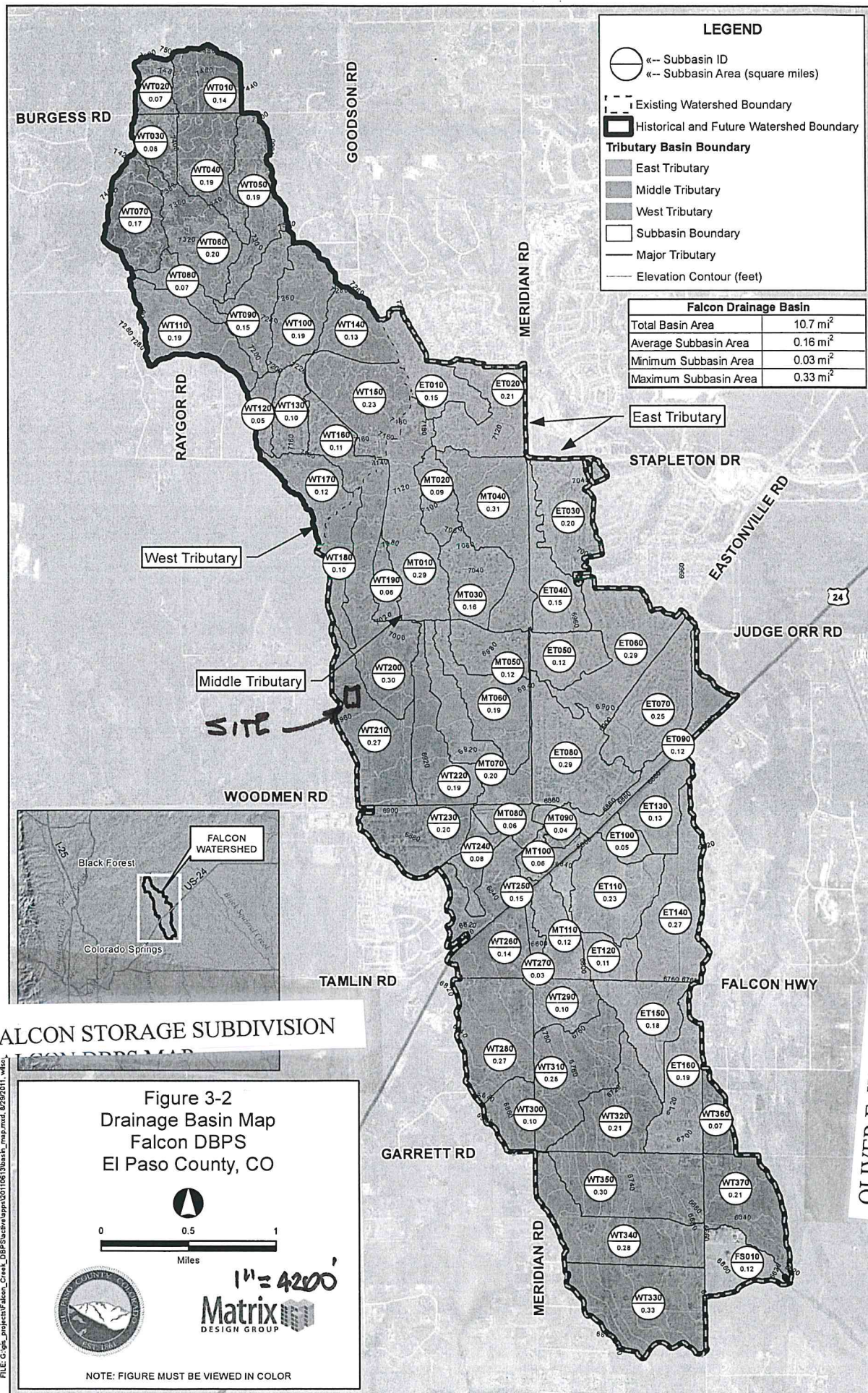
$$I_{10} = -1.75 \ln(D) + 8.847$$

$$I_5 = -1.50 \ln(D) + 7.583$$

$$I_2 = -1.19 \ln(D) + 6.035$$

Note: Values calculated by equations may not precisely duplicate values read from figure.





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1" = 210.5'  
CF = 1'

5 AC  
LOTS

SITE  
5.004 AC

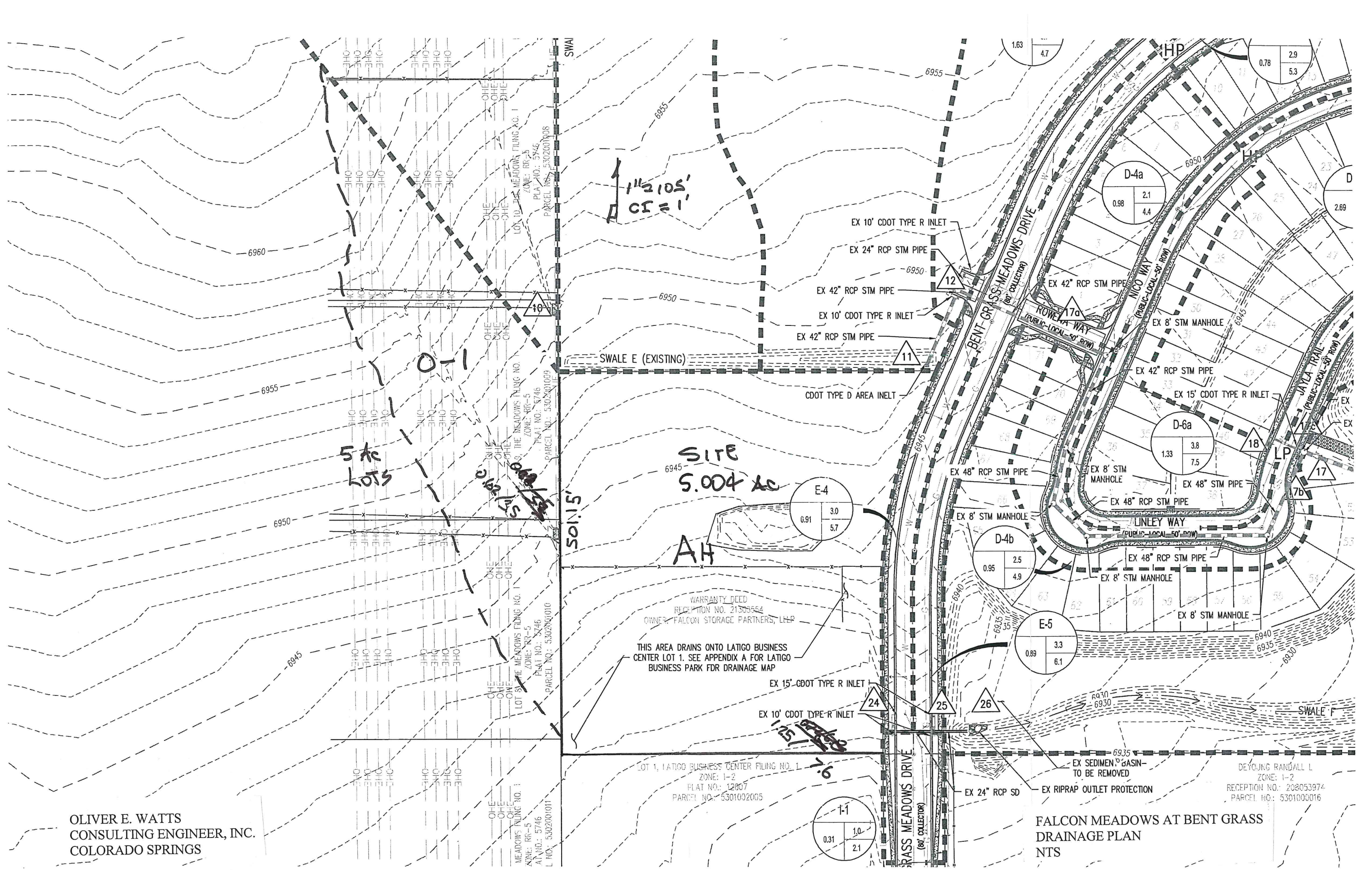
AH

WARRANTY DEED  
RECEPTION NO. 2130554  
OWNER: FALCON STORAGE PARTNERS, L.P.  
THIS AREA DRAINS ONTO LATIGO BUSINESS  
CENTER LOT 1. SEE APPENDIX A FOR LATIGO  
BUSINESS PARK FDR DRAINAGE MAP

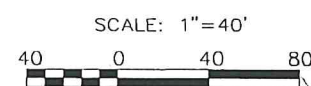
LOT 1, LATIGO BUSINESS CENTER FILING NO. 1  
ZONE: 1-2  
PLAT NO.: 12007  
PARCEL NO.: 5301002005

FALCON MEADOWS AT BENT GRASS  
DRAINAGE PLAN  
NTS

DEYOUNG RANDALL L  
ZONE: 1-2  
RECEPTION NO.: 208053974  
PARCEL NO.: 5301000016



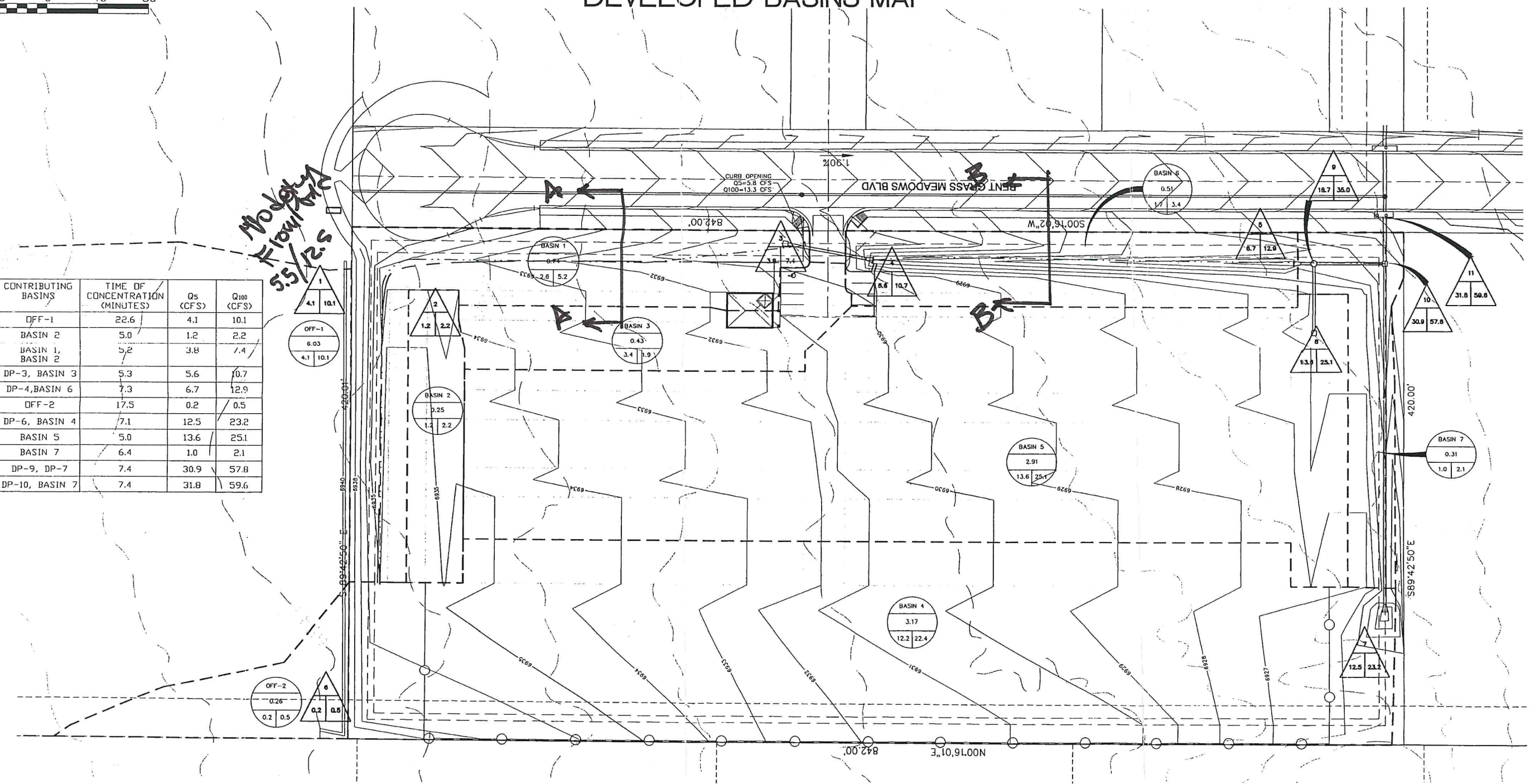




# LOT 1 LATIGO BUSINESS CENTER DEVELOPED BASINS MAP

DESIGN POINT	CONTRIBUTING BASINS	TIME OF CONCENTRATION (MINUTES)	Q <sub>5</sub> (CFS)	Q <sub>100</sub> (CFS)
1	OFF-1	22.6	4.1	10.1
2	BASIN 2	5.0	1.2	2.2
3	BASIN 1, BASIN 2	5.2	3.8	7.4
4	DP-3, BASIN 3	5.3	5.6	10.7
5	DP-4, BASIN 6	7.3	6.7	12.9
6	OFF-2	17.5	0.2	0.5
7	DP-6, BASIN 4	7.1	12.5	23.2
8	BASIN 5	5.0	13.6	25.1
9	BASIN 7	6.4	1.0	2.1
10	DP-9, DP-7	7.4	30.9	57.8
11	DP-10, BASIN 7	7.4	31.8	59.6

Model  
Flow  
5.5/12.5



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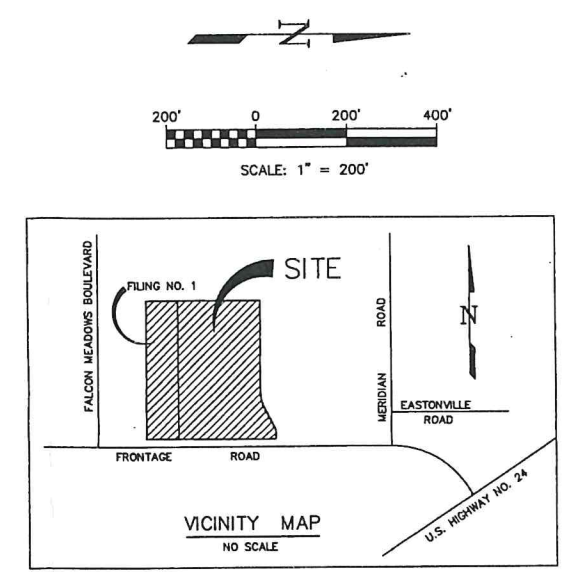
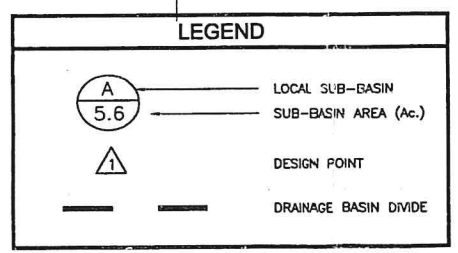
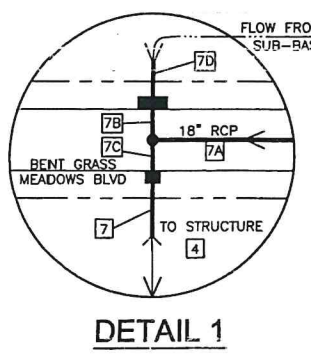
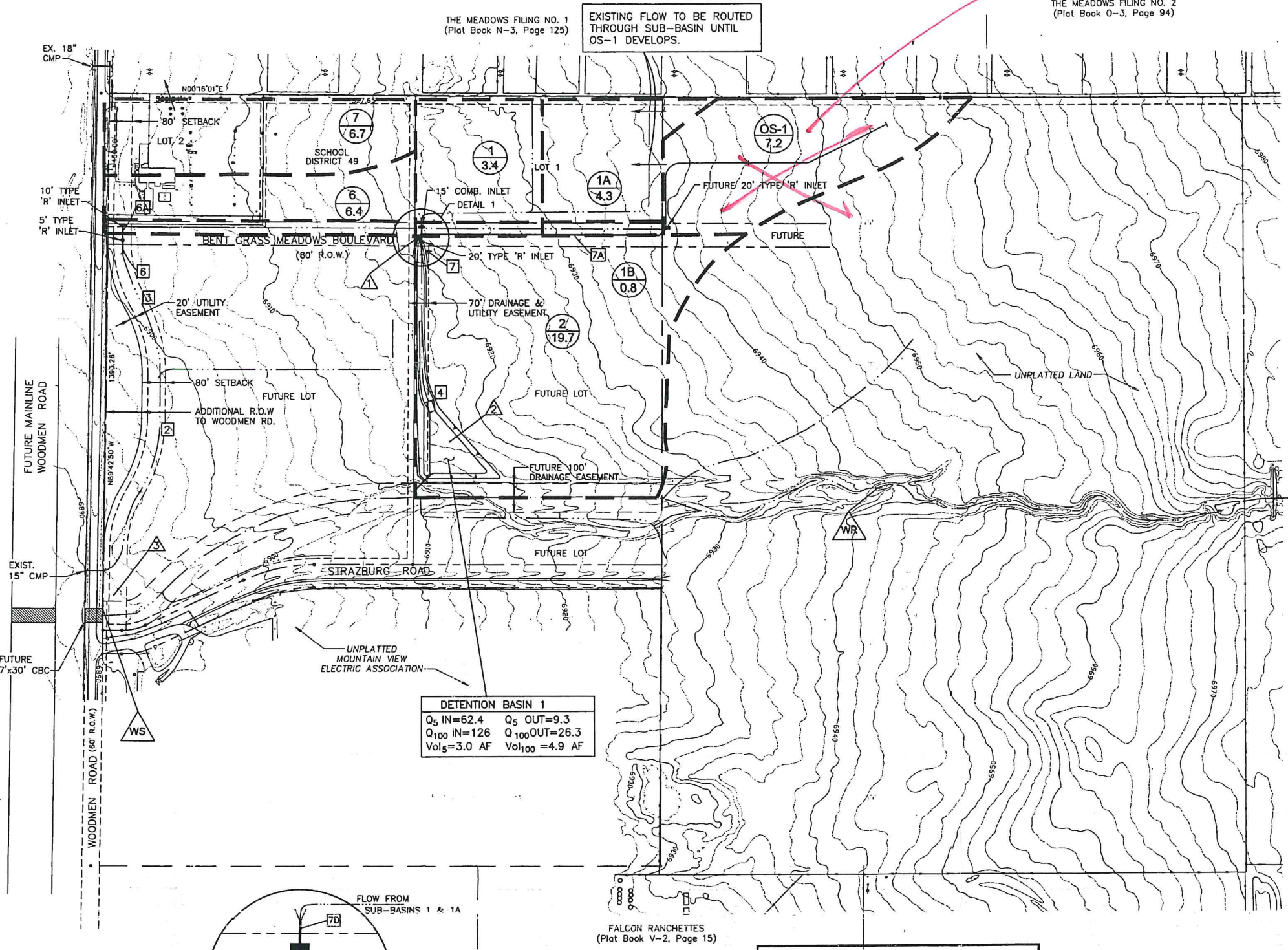
FALCON STORAGE SUBDIVISION  
LATIGO BUSINESS CENTER, LOT 1  
DRAINAGE PLAN  
NTS

REVISIONS:		
NO.	DESCRIPTION	DATE

ENGINEER:  
DESIGNED BY: DC DATE: 7/17/04  
DRAWN BY: DC DATE: 7/17/04  
CHECKED BY: XXX DATE: XX/XX/XX  
  
48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
1-800-922-1987  
(SEE COVER FOR LIST OF UTILITY CONTACTS)

PROJECT LATIGO BUSINESS CENTER LOT 1  
SHEET TITLE NA  
FROM                      TO                       
JOB NO. 2004-1 SHEET 2 OF 2





**PROPOSED CONDITION DESIGN POINT FLOWS**

DESIGN POINT	5-YEAR FLOW	100-YEAR FLOW
WR (1)	200	1635
WS (1)	260	1891

(1) REFLECTS REVISED DBPS CN-VALUES & DETENTION IN FALCON HILLS PER APPROVED FALCON HILLS MDDP.

**HYDRAULIC STRUCTURES**

2	GRASSLINED SWALE BW=10' SS=4:1 d=3.2' S=0.3% (INTERIM) BW=10' SS=4:1 d=2.7' S=1.0% (ULTIMATE)
3	GRASSLINED SWALE BW=10' SS=4:1 d=2.3' S=0.3% (INTERIM) BW=10' SS=4:1 d=2.1' S=1.0% (ULTIMATE)
4	GRASSLINED SWALE BW=10' SS=4:1 d=3.1' S=0.5%
5	27" RCP @ 0.5%
6A	24" RCP @ 0.7%
7	42" RCP @ 0.5%
7A	18" RCP @ 1.9%
7B	36" RCP @ 1.0%
7C	42" RCP @ 0.5%
7D	30" RCP @ 1.2%

**PROPOSED CONDITION SUB-BASIN FLOWS**

	AREA (Ac.)	5-YR	100-YR
1	3.4	11.1	22.0
1A	4.3	13.9	27.6
1B	0.8	2.9	5.8
2	19.7	55.9	111.2
6	6.4	21.1	41.7
7	6.7	22.0	43.4
OS-1	7.2	9.9	21.2
1	15.5	27.1	55.5
2	35.2	62.4	126.1
3		59.5	118.0 (1)

(1) FROM LATIGO BUSINESS PARK PDR

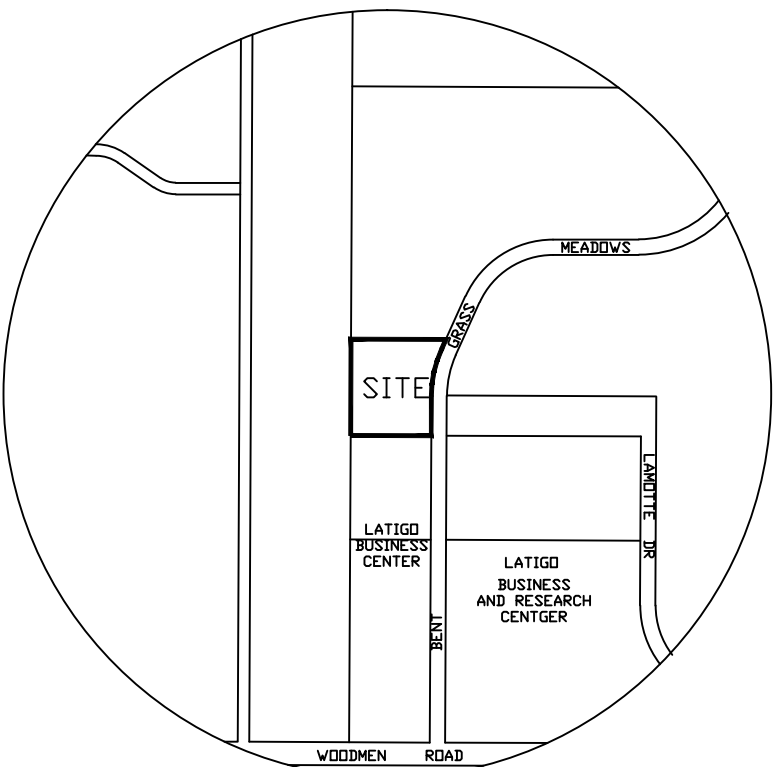
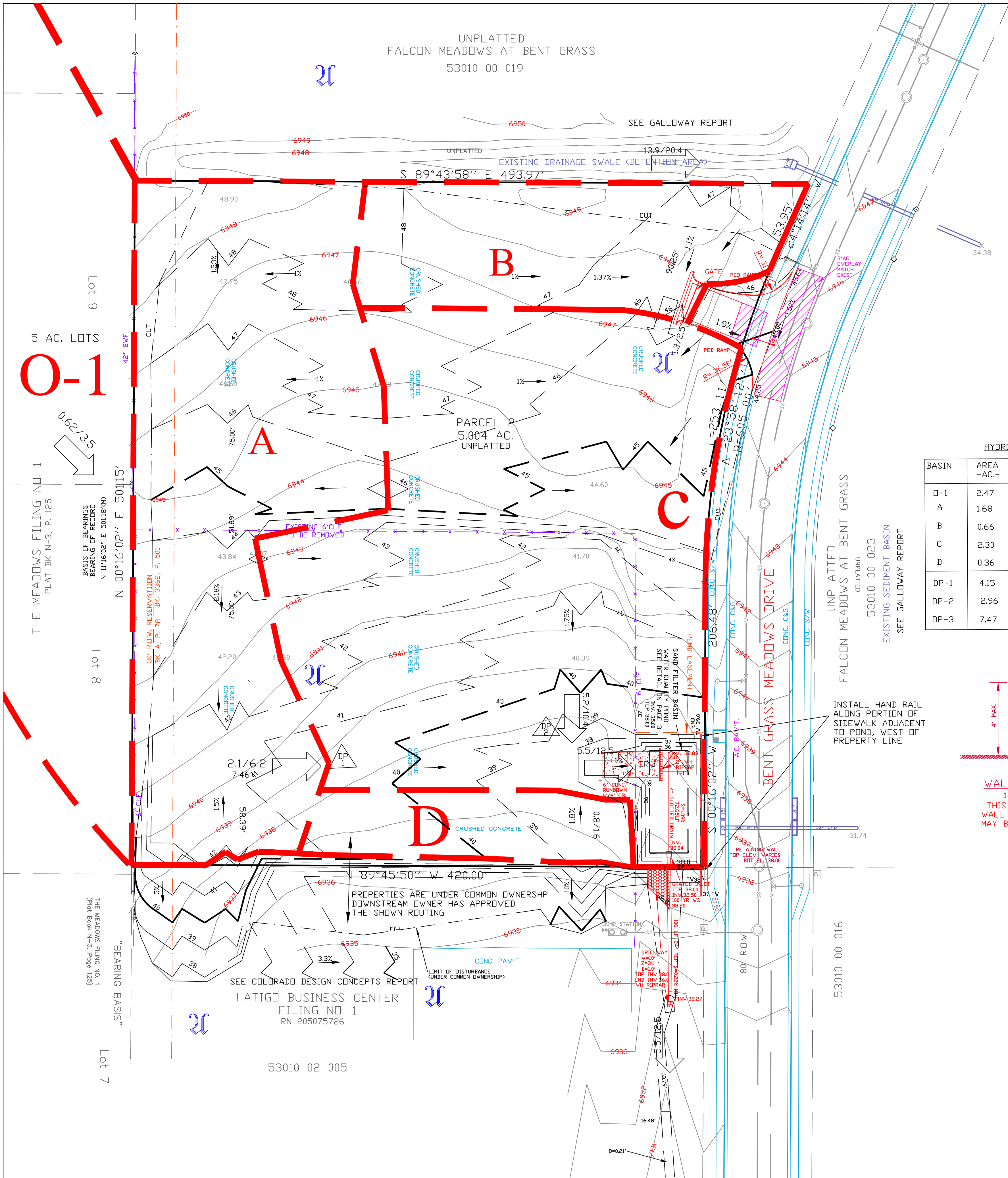
**Kiowa Engineering Corporation**  
 1604 South 21st Street  
 Colorado Springs, Colorado  
 80904-4208  
 (719) 630-7342

**LATIGO BUSINESS CENTER FILING NO. 1**  
 RESUBDIVISION OF A PORTION OF  
 LATIGO BUSINESS & RESEARCH CENTER FLG. NO. 1  
 FINAL DRAINAGE REPORT  
 PROPOSED HYDROLOGY MAP  
 EL PASO COUNTY, COLORADO

Project No.: 03067  
 Date: OCT., 2003  
 Design: RNW  
 Drawn: JLN  
 Check: RNW  
 Revisions:

SHEET  
**Fig 4**





REGIONAL DETENTION POND FOR THIS SIDE IS POND WU, SOUTH OF WOODMEN ROAD

VICINITY MAP

1"=1000'

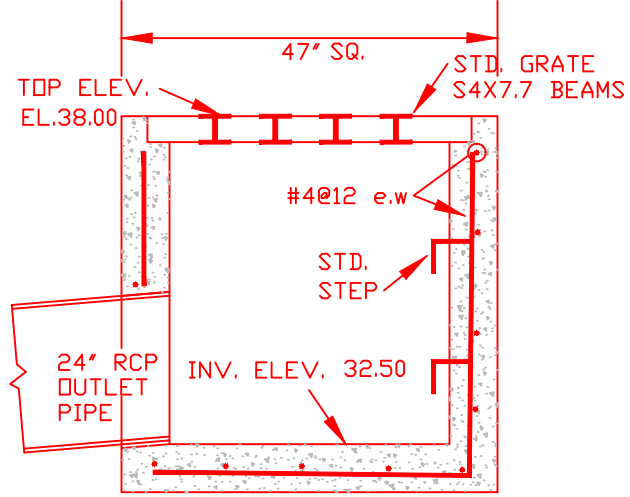
CONTOUR LEGEND:

- ORIGINAL CONTOURS:
  - 2'
  - 10'
- PROPOSED CONTOURS:
  - 2'
  - 10'

LEGEND:

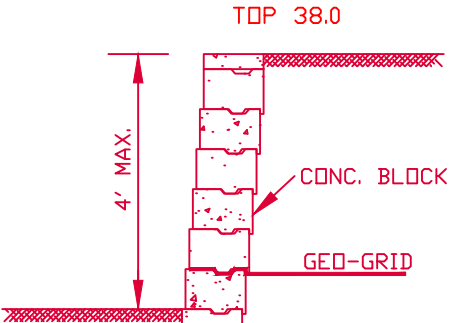
- 10.5/20.4 RUNOFF IN CFS 5-YEAR/100-YEAR
- A LIMIT OF DRAINAGE BASIN AND DESIGNATION
- EXISTING STORM SEWER AS LABELED
- U LIMIT OF SOILS TYPE AND GROUP
- PROPOSED STORM SEWER AS LABELED

\*GRADED AREAS NOT COVERED BY CONCRETE, ASPHALT OR LANDSCAPE SHALL BE RESEED\* (FINAL) SEE LANDSCAPE PLAN FOR DETAILS. NO BATCH PLANTS WILL BE UTILIZED ON THIS SITE. THERE ARE NO SURFACE WATERS ON THIS SITE.



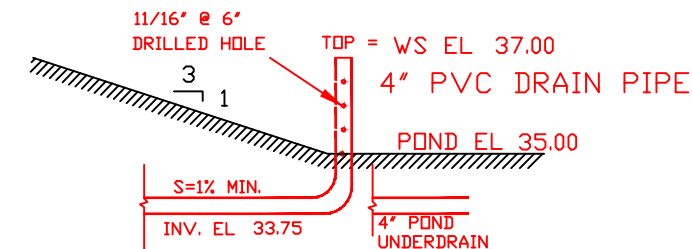
GRADED INLET

1/2"=1'-0"  
INLET SHALL CONFORM TO CDOT TYPE C INLET

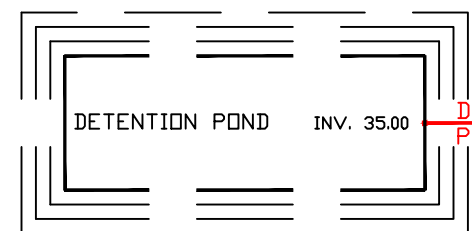


WALL SECTION

1/2"=1'-0"  
THIS IS A NON-ENGINEERED WALL AND SIMILAR WALLS MAY BE SUBSTITUTED



DRAIN PIPE



SEDIMENTATION POND TOP 38.00 V=7.47AC@1800=13.320CF  
TEMPORARY SEDIMENTATION BASIN (TSB)

INTERIM CONDITION: TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION, TO BE CONVERTED TO SAND FILTER BASIN UPON COMPLETION

PCD PROJECT NO: PPR2232 & MS232

DRAWN BY: D.E. WATTS  
DATE: 2-4-21  
DWG. NO.: 20-5523-04  
SURVEYED BY: DEW, ESU, 10-6-20

APPROVED BY:  
PROJ. NO.  
DWG.

REVISIONS 11-23-22 REVISED PER COUNTY REVIEW COMMENTS DEW  
8-22-23 REVISED PER COUNTY REVIEW COMMENTS DEW  
12-13-23 REVISED PER COUNTY REVIEW COMMENTS DEW

OLIVER E. WATTS  
CONSULTING ENGINEER  
COLORADO SPRINGS

PROJECT  
FALCON STORAGE PARCEL  
PART W 1/2 SEC. 1, T.13S., R.65W., 6TH P.M.  
EL PASO COUNTY

SHT. NAME

DRAINAGE PLAN

SHT. NO.

1  
OF  
1