EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

3255 Hay Creek Road

Final Drainage Report

PCD File No: CDR2611

All Terrain Engineering Project No: 26013

September 2026

Prepared for:

Matt Dunston

3255 Hay Creek Road

Contact: (719) 559-2229

mattdunston@hotmail.com

Prepared by:

All Terrain Engineering LLC

Contact: Nicholas Q. Jokerst

njokerst@allterraineng.com

(530) 391-7635

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.

09/16/2026

Nicholas Q. Jokerst, PE Date

State of Colorado No. 59273

For and on behalf of All Terrain Engineering LLC

DEVELOPER'S STATEMENT

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

9/21/2026

Matt Dunston Date

EL PASO COUNTY ONLY

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

Joshua J. Palmer, P.E. Date
County Engineer/ECM Administrator

Conditions:

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I. General Purpose, Location & Description

a. Purpose & Project Description

The purpose of the Final Drainage Report (FDR) for 3255 Hay Creek Road is to describe the site's existing drainage patterns and proposed conditions associated with the paving of the property's driveway access from Hay Creek Road.

and the additional grading on site

b. Location

3255 Hay Creek Road, referred to as 'the site' herein, is Lot 9 of the Hay Creek Ranch subdivision being a part of the Southeast Quarter of Section 33, Township 11 South, Range 67 West of the 6th P.M. The site is bound by Hay Creek Road to the north, Hay Creek Ranch to the south, unplatted land to the west and Hay Creek Ranch Filing 1A to the east. A vicinity map is presented in Appendix A.

c. Description of Property

The site is a 6.86 acre parcel Colorado Springs, CO. The project will pave a gravel driveway and perform onsite grading. The current property includes a single residence and associated structures.

In general, the site slopes south and east towards Hay Creek. Onsite elevations range from 6910' – 6982' with slopes ranging approximately 1 – 30%. Per an NRCS soil survey, the site is made up of Type B Jarre-Tecolote complex and Peyton-Pring complex. Hay Creek is located along the site's southern boundary. Per a site survey, existing utilities include water, sewer, communications and electric.

The ultimate receiving waters for the site are Hay Creek.

d. Floodplain Statement

Based on FEMA Firm map 08041C0267G dated December 7, 2018, the site is Zone X and Zone A. Zone X are areas determined to be outside the 0.2% annual chance flood. Zone A (no base flood elevations determined) areas are determined to be within the 1% annual chance of flooding zone. There is no development or disturbance proposed in Zone A portions of the site.

II. Drainage Basins

a. Major Basin Description

The site is located within the Hay Creek Valley which is within the Beaver Creek Major Drainage Basin. There is no current DBPS for the site. Hay Creek discharges to Beaver Creek approximately a mile downstream of the site.

b. Existing Subbasin Description

Basin EX-A is 7.33 acres of onsite area and Hay Creek Road. Basin EX-A stormwater (Q_5 = 4.3 cfs Q_{100} = 17.2 cfs) flows overland across the site to Hay Creek. All site stormwater converges at DP1 (Q_5 = 4.3 cfs Q_{100} = 17.2 cfs) and continues east offsite in Hay Creek.

c. Proposed Subbasin Description

Basin PR-A is 7.33 acres of onsite area and Hay Creek Road. The proposed condition of Basin A includes the asphalt paving of 0.50 acres of existing gravel driveway. There is no other improvement proposed within Basin A. Basin PR-A stormwater (Q_5 = 4.8 cfs Q_{100} = 17.9 cfs) flows overland across the site to Hay Creek. Existing drainage patterns are maintained in the proposed condition. All site stormwater converges at DP1 (Q_5 = 4.8 cfs Q_{100} = 17.9 cfs) and continues east offsite in Hay Creek.

The site's existing composite impervious is 13.8%. In the proposed condition, the impervious increases to 15.2%. See below for a comparison of the site's increase in stormwater discharge.

EXISTING V. PROPOSED FLOW COMPARISON				
LOCATION	**Ex $Q_{5\text{-YR}}$**	**Ex $Q_{100\text{-YR}}$**	**Pr $Q_{5\text{-YR}}$**	**Pr $Q_{100\text{-YR}}$**
Ex DP1/Pr DP1	4.3	17.2	4.8	17.9

At DP1, the proposed condition demonstrates a 0.5 cfs and 0.7 cfs increase in stormwater for the 5-year and 100-year scenarios, respectively. The increase in flow will have a negligible impact to downstream infrastructure. The existing site is heavily vegetated between the proposed driveway and Hay Creek. The existing vegetation and Type B soils will allow for infiltration of stormwater as it drains across the site to Hay Creek.

Drainage Design Criteria

a. Development Criteria Reference

The drainage analysis follows the criteria from the "Drainage Criteria Manual County of El Paso, Colorado" Volumes 1 and 2," as amended.

b. Hydrologic Criteria

Onsite drainage analysis included the 5-year storm (minor event) and 100-year storm (major event). Runoff is calculated per EPCDCM Chapter 5 – Storm Runoff Method of Analysis.

c.

d. Hydraulic Criteria

Hydraulic criteria for channel analysis are obtained from EPCDCM Chapter 10 - Open Channels and Structures.

III. Drainage Facility Design

a. General Concept

The site received a Stop Work Order (SWO) from El Paso County for unpermitted grading operations. This FDR addresses the impacts of the proposed disturbances to support an ESQCP application. The proposed

The disturbance on-site appears to be close to 1.5ac per the submitted GEC Plan and available aerials. 0.94 ac seems to be too low

disturbances include the asphalt paving of an existing gravel driveway and improved grading tie backs to the south. The total disturbance area associated with the site is ~0.94 acres, which is an approximate figure. If disturbances exceed this value, the associated GEC plan shall be amended to address the additional area. No additional impervious should be added and existing drainage patterns on the site shall be maintained.

b. Water Quality & Detention

Water quality and detention for Basin EX-A/PR-A is not required. The additional impervious area added to the site for the asphalt paving is below the 1 acre threshold. A PCM Applicability form has been submitted in conjunction with this FDR.

The threshold for the PCM requirement is 1 ac of land disturbance not impervious area. As commented above, the project has disturbed over an acre. If exclusions apply and the total unexcluded area is less than 1 ac, then a PCM may not be required.

c. Inspections & Maintenance

An Inspection and Maintenance Manual is not applicable as no permanent facilities are proposed.

d. Grading & Erosion Control Plan

A Grading & Erosion Control Plan has been submitted in conjunction with this FDR.

e. Four Step Method

Step 1 – Employ Runoff Reduction Practices: Existing roof drains discharge to landscaped areas. Implementation of landscaping and open space throughout the site slows runoff and increase infiltration.

Step 2 – Stabilize Drainageways: All new and re-development projects are required to construct or participate in the funding of channel stabilization measures. Drainage basin fees paid, at the time of platting, go towards channel stabilization with the drainage basin. Refer to Section F below.

Step 3 – Provide WQCV: Water quality treatment is not required for the site.

Step 4 – Consider the need for source controls: No industrial uses are proposed within this development and therefore no source controls are proposed.

f. Drainage Basin & Bridge Fees

The site is within the Beaver Creek Drainage Basin. The site is not being platted and therefore basin and bridge fees are not applicable.

g. Engineer's Opinion of Probable Cost

An El Paso County 2026 Financial Assurance estimate is included in Appendix E.

IV. Summary

3255 Hay Creek Road remains consistent with pre-development drainage conditions. The proposed development will not adversely affect downstream stormwater infrastructure or surrounding developments. This report is in accordance with the latest El Paso County Drainage criteria.

V. References

1. El Paso County – Drainage Criteria Manual, 2018 as amended.
2. Urban Storm Drainage Criteria Manual, Mile High Flood District, March 2024.
3. Federal Emergency Management Agency, Flood Map Service Center - https://msc.fema.gov/portal/home, September 2024.
4. Web Soil Survey, Natural Resources Conservation Service - https://websoilsurvey.nrcs.usda.gov/app/, September 2024.

This report and the LOD should be considering the full project area and I am measuring approximately 1.5ac when 0.94 ac is being accounted for.

APPENDIX A – VICINITY MAP, FEMA MAP, NRCS WEB SOIL SURVEY

3255 HAY CREEK DRIVE

VICINITY MAP

AIR FORCE ACADEMY

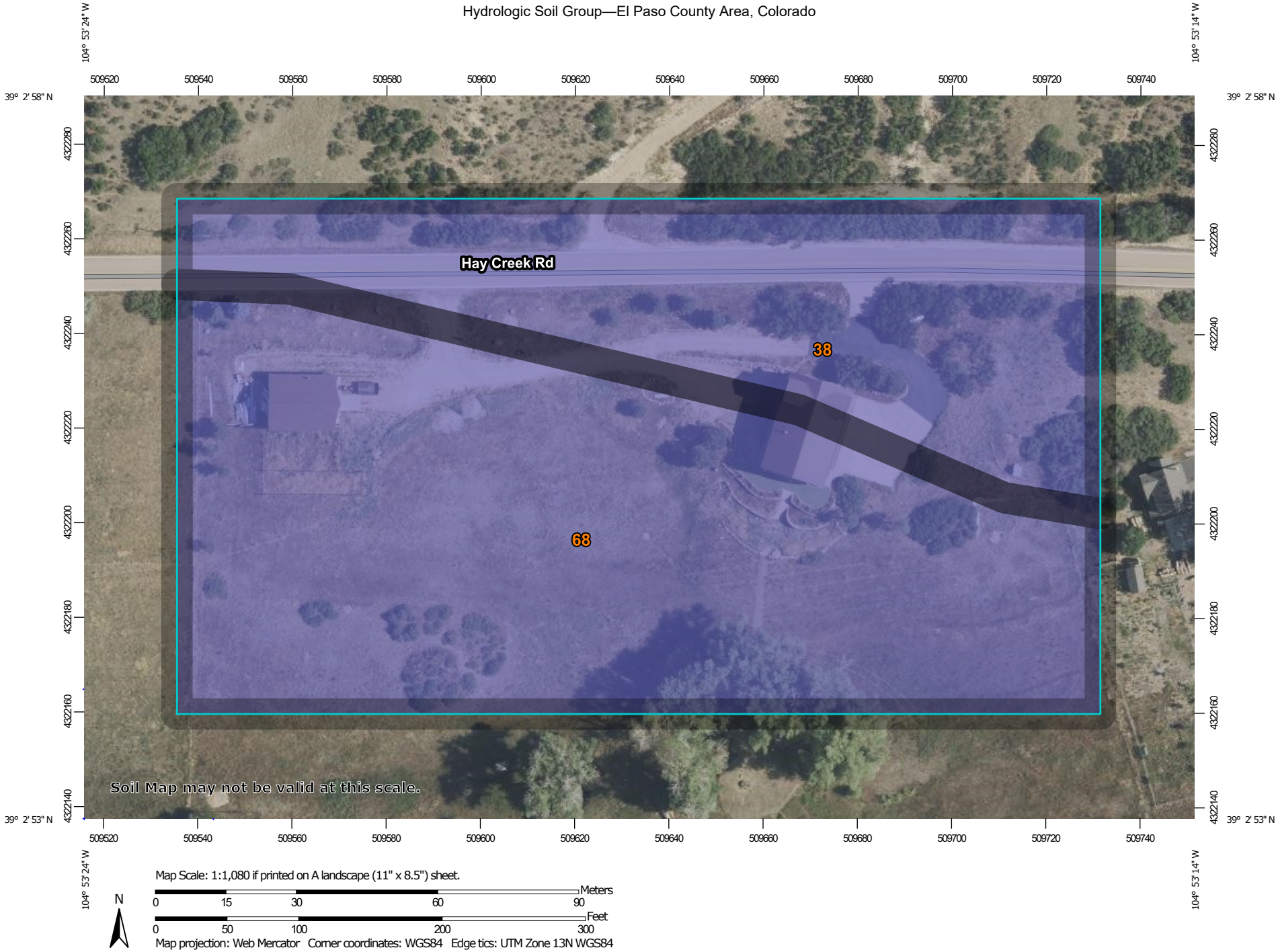
N

1000 500 0 1000 2000

ORIGINAL SCALE: 1" = 1000'

VICINITY MAP	
3255 HAY CREEK DRIVE	
JOB NO. 26013	
LOCATION: EPC	SHEET
09/11/2026	1

ALL TERRAIN ENGINEERING
1004 WEST VAN BUREN STREET
COLORADO SPRINGS, CO 80907



Map Scale: 1:1,080 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 23, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 23, 2024—Aug 4, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
38	Jarre-Tecolote complex, 8 to 65 percent slopes	B	1.9	35.4%
68	Peyton-Pring complex, 3 to 8 percent slopes	B	3.4	64.6%
Totals for Area of Interest			**5.3**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

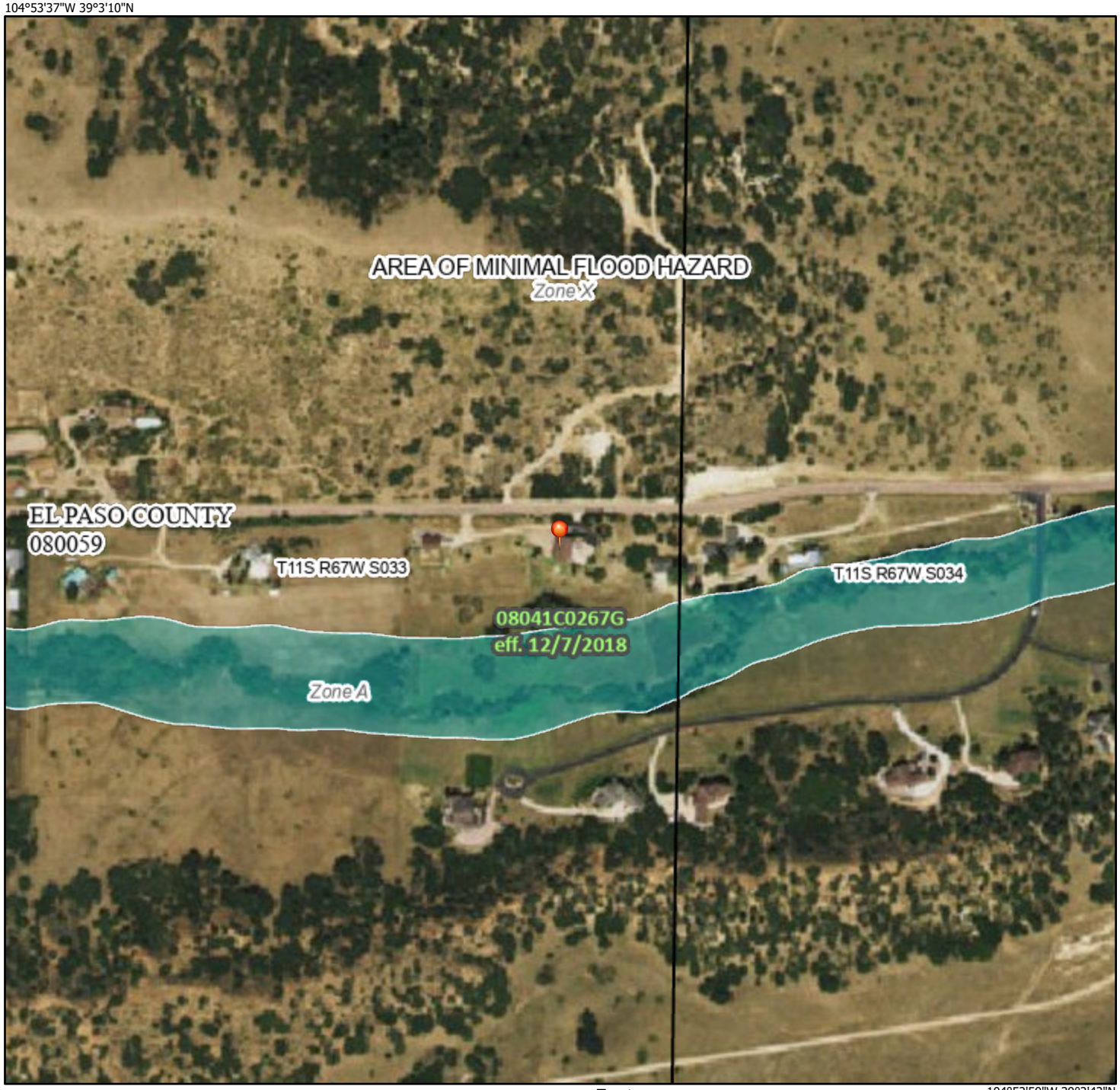
Rating Options

Aggregation Method: Dominant Condition

National Flood Hazard Layer FIRMette

FEMA

104°53'37"W 39°3'10"N



104°52'59"W 39°2'42"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

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
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 9/11/2026 at 8:26 PM 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.

APPENDIX B – HYDROLOGIC CALCULATIONS

Subdivision:	3255 Hay Creek Drive
Location:	El Paso County
Project Name:	3255 Hay Creek Drive
Project Number:	26013
Calculated By:	NQJ
Checked By:	REB
Date:	9/16/2026

EXISTING CONDITIONS - BASIN SUMMARY TABLE

Basin	Area (ac)	Impervious	C_5	C_{100}	t_c (min)	$Q_{5\text{-}YR}$ (cfs)	$Q_{100\text{-}YR}$ (cfs)
EX-A	7.33	14%	0.18	0.42	17.1	4.3	17.2
PR-A	7.33	15%	0.20	0.44	17.3	4.8	17.9

EXISTING CONDITIONS - DESIGN POINT SUMMARY TABLE

DP#	$Q_{5\text{-}YR}$	$Q_{100\text{-}YR}$
EX 1	4.3	17.2
PR 1	4.8	17.9

COMPOSITE % IMPERVIOUS CALCULATIONS - EXISTING CONDITIONS

Subdivision: 3255 Hay Creek Drive
Location: El Paso County

Project Name: 3255 Hay Creek Drive
Project No.: 26013.00
Calculated By: NQJ
Checked By: REB
Date: 9/16/26

		Gravel				Paved				Roofs				Undeveloped				Weighted C_5 & C_{100}		Basins Total Weighted % Imp.
Basin ID	Total Area (ac)	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	
EX-A	7.33	0.59	0.70	0.53	80.0%	0.90	0.96	0.37	100.0%	0.73	0.81	0.10	90.0%	0.09	0.36	6.33	2.0%	0.18	0.42	13.8%
PR-A	7.33	0.59	0.70	0.03	80.0%	0.90	0.96	0.87	100.0%	0.73	0.81	0.10	90.0%	0.09	0.36	6.33	2.0%	0.20	0.44	15.2%

STANDARD FORM SF-2 - EXISTING CONDITIONS
TIME OF CONCENTRATION

Subdivision: 3255 Hay Creek Drive
Location: El Paso County

Project Name: 3255 Hay Creek Drive
Project No.: 26013.00
Calculated By: NQJ
Checked By: REB
Date: 9/16/26

SUB-BASIN DATA						INITIAL/OVERLAND (T_i)			TRAVEL TIME (T_t)					*tc* CHECK (URBANIZED BASINS)			FINAL
BASIN ID	D.A. (ac)	Hydrologic Soils Group	Weighted C_5	Weighted C_{100}	Impervious (%)	L (ft)	S_o (%)	t_i (min)	L_t (ft)	S_t (%)	K	VEL. (ft/s)	t_t (min)	COMP. t_c (min)	TOTAL LENGTH (ft)	Urbanized t_c (min)	t_c (min)
EX-A	7.33	B	0.18	0.42	13.8%	300	12.9%	12.4	650	5.4%	10.0	2.3	4.7	17.1	950.0	27.9	17.1
PR-A	7.33	B	0.20	0.44	15.2%	300	12.7%	12.2	705	5.4%	10.0	2.3	5.1	17.3	1005.0	28.0	17.3

NOTES:

$$t_c = t_i + t_t$$

Where:

t_c = computed time of concentration (minutes)

t_i = overland (initial) flow time (minutes)

t_t = channelized flow time (minutes).

Eq

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_o^{0.33}}$$

Where:

t_i = overland (initial) flow time (minutes)
C_5 = runoff coefficient for 5-year frequency (from Table 6-4)
L_i = length of overland flow (ft)
S_o = average slope along the overland flow path (ft/ft).

Equation 6-3

Table 6-2. NRCS Conveyance factors, K

Type of Land Surface	Conveyance Factor, K
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

$$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t}$$

Where:

t_t = channelized flow time (travel time, min)
L_t = waterway length (ft)
S_o = waterway slope (ft/ft)
V_t = travel time velocity (ft/sec) = $K\sqrt{S_o}$
K = NRCS conveyance factor (see Table 6-2).

Equation 6-4

$$t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$$

Where:

t_c = minimum time of concentration for first design point when less than t_c from Equation 6-1.
L_t = length of channelized flow path (ft)
i = imperviousness (expressed as a decimal)
S_t = slope of the channelized flow path (ft/ft).

Equation 6-5

Use a minimum t_c value of 5 minutes for urbanized areas and a minimum t_c value of 10 minutes for areas that are not considered urban. Use minimum values even when calculations result in a lesser time of concentration.

STANDARD FORM SF-3 - EXISTING CONDITIONS

STORM DRAINAGE SYSTEM DESIGN

(RATIONAL METHOD PROCEDURE)

Subdivision: 3255 Hay Creek Drive
Location: El Paso County
Design Storm: 5-Year

Project Name: 3255 Hay Creek Drive
Project No.: 26013.00
Calculated By: NQJ
Checked By: REB
Date: 9/16/26

DESCRIPTION	Design Point	DIRECT RUNOFF							TOTAL RUNOFF				OVERLAND			PIPE				TRAVEL TIME			REMARKS
		Basin ID	Area (Ac)	Runoff Coeff.	t_c (min)	C*A (Ac)	*I* (in/hr)	Q (cfs)	tc (min)	C*A (ac)	*I* (in/hr)	Q (cfs)	$Q_{overland}$ (cfs)	C*A (ac)	Slope (%)	Q_{pipe} (cfs)	C*A (ac)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	t_t (min)	
		EX-A	7.33	0.18	17.1	1.29	3.33	4.3															BASIN A EXISTING CONDITIONS @ DP1
		PR-A	7.33	0.20	17.3	1.44	3.31	4.8															BASIN A PROPOSED CONDITIONS @ DP1

Notes:
Street and Pipe C*A values are determined by Q/i using the catchment's intensity value.

STANDARD FORM SF-3 - EXISTING CONDITIONS

STORM DRAINAGE SYSTEM DESIGN

(RATIONAL METHOD PROCEDURE)

Subdivision: 3255 Hay Creek Drive
Location: El Paso County
Design Storm: 100-Year

Project Name: 3255 Hay Creek Drive
Project No.: 26013.00
Calculated By: NQJ
Checked By: REB
Date: 9/16/26

STREET	Design Point	DIRECT RUNOFF							TOTAL RUNOFF				OVERLAND			PIPE				TRAVEL TIME			REMARKS
		Basin ID	Area (ac)	Runoff Coeff.	t_c (min)	C*A (ac)	*i* (in/hr)	Q (cfs)	*tc* (min)	C*A (ac)	*i* (in/hr)	Q (cfs)	$Q_{OVERLAND}$ (cfs)	C*A (ac)	Slope (%)	Q_{pipe} (cfs)	C*A (ac)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	t_t (min)	
		EX-A	7.33	0.42	17.1	3.09	5.58	17.2															BASIN A EXISTING CONDITIONS @ DP1
		PR-A	7.33	0.44	17.3	3.22	5.56	17.9															BASIN A PROPOSED CONDITIONS @ DP1

Notes:
Street and Pipe C*A values are determined by Q/i using the catchment's intensity value.

APPENDIX C – WATER QUALITY & DETENTION

2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

This document does not need to be an appendix in the drainage report. Either remove or address comments provided on the standalone PCM Applicability Form.

EL PASO COUNTY
PCM APPLICABILITY FORM

EPC Project Number: CDR2611

This form is to be used by the Engineer of Record to determine if the proposed construction activities are eligible for an exclusion to stormwater quality permanent control measure (PCM) requirements. All "applicable construction activity" within El Paso County (EPC) must comply with the post-construction stormwater management criteria. Reference ECM Appendix I for information about PCMs.

Note that this form only addresses stormwater quality for the site. Even if the site is fully excluded from needing a stormwater quality PCM, the site may still need to address stormwater detention (per DCMv1 Chap 1.5 and ECM Chap 3.2.8.B). However, if the site requires stormwater detention, then it must also address stormwater quality (per DCMv2 Chap 4.1 and ECM Appendix I.7.3). Refer to the Reference Information pages below for more guidance.

Part I. Project Summary			
Project Name:	3255 HAY CREEK ROAD		
Is Stormwater Detention Required?	☐ Yes ☒ No	**Is Water Quality Treatment Required? (i.e.: non-excluded disturbance >1ac)**	☐ Yes ☒ No
Is an ESQCP Required? If "No," Check Applicable Reason	☒ Yes ☐ No	☐ Not an Applicable Construction Activity ☐ Oil & Gas ☐ R-Factor	
Engineer of Record Email Address:	NJOKERST@ALLTERRAINENG.COM		

Part II. PCM Exclusions

Note: Questions A through K directly correlate to Part I.E.4.a.i (A) to (K) on page 27 of the 2016 CDPS Statewide Standard MS4 General Permit COR090000 (i.e.: the MS4 Permit), as amended. Document exclusions that apply to the whole project or parts of it.

Questions	Excluded Acreage	Yes	No	Notes
A. Is this project a "Pavement Management Site?"			✘	This exclusion applies to the maintenance, rehabilitation, and reconstruction of pavement on existing roads, bridges, bike lanes, and parking along roads. Areas used primarily for parking (i.e.: separate lots not along roadway) or access to parking are not included. No increase in impervious area is allowable.
B. Review two options below to see if project is an "Excluded Roadway Development."				Does not include sidewalks. Does include curb & gutter.
• Does the project include improvements to an existing roadway that adds < 1 acre of paved or gravel area per mile of roadway?	0.5	✘		If selected, list the proposed additional acreage per mile in Part IV Notes below.
• Does the project include improvements to an existing roadway that adds ≤ 8.25 ft of paved width at any location?			✘	If selected, list the proposed additional width in Part IV Notes below.

2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EL PASO COUNTY
PCM APPLICABILITY FORM

EPC Project Number: CDR2611

Part II. PCM Exclusions (continued)				
Questions	**Excluded Acreage**	**Yes**	**No**	**Notes**
C. Does the project include "Excluded Existing Roadway Areas?"			X	For redevelopment of existing roadways. This exclusion only excludes the original roadway area, it does NOT apply to the entire project. This exclusion applies only when the proposed project will expand the existing roadway width by <2x on average. If selected, list the proposed expanded width in Part IV Notes below.
D. Is the project considered an Aboveground or Underground Utilities activity?			X	Activity can not permanently alter the terrain, ground cover, or drainage patterns from existing conditions.
E. Is the project considered a "Large Lot Single-Family Site"? *This exclusion only pertains to the lots and does not include roadways.*			X	Must be a single-family residential lot or agricultural zoned land with ≥ 2.5 acres per dwelling and total lot impervious area < 10%. If "Yes," notate the percent impervious below in Part IV: Notes.
F. Do Non-Residential or Non-Commercial Infiltration Conditions exist? *Post-development surface conditions do not result in concentrated stormwater flow or surface water discharge during an 80th percentile stormwater runoff event, and the 80th percentile event must be infiltrated.*			X	Exclusion does not apply to residential or commercial sites for buildings. A site-specific study is required and must show rainfall and soil conditions, allowable slopes, surface conditions, and ratios of imperviousness area to pervious area.
G. Is the project land disturbance to Undeveloped Land where undeveloped land remains undeveloped following the activity?	0.44	X		Project must be on land with no human made structures such as buildings or pavement. The proposed development must return the disturbed area to its historical condition. See CDPHE's "Standard MS4 Permit FAQ" for more detail on how this exclusion applies.
H. Is the project a Stream Stabilization Site?			X	
I. Is the project a Bike or Pedestrian Trail?			X	Bike lanes for roadways are not included in this exclusion but may qualify if attached to a larger roadway activity that is excluded in A, B or C above. Pedestrian trails (e.g. sidewalks) that are attached to a roadway do not apply.
J. Is the project Oil and Gas Exploration?			X	Activities and facilities associated with oil and gas exploration are excluded.
K. Is the project in a County Growth Area?				El Paso County does not apply this exclusion.
If any exclusions above apply (via a "Yes" for any row), runoff from those areas is excluded from stormwater quality treatment requirements. All runoff from remaining non-excluded disturbed areas will need to be treated by a stormwater quality PCM, unless remaining area is <1ac. If remaining area is >1ac, select at least one Design Standard on the next page.				

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Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EL PASO COUNTY
PCM APPLICABILITY FORM

EPC Project Number: CDR2611

Part III: PCM Information		
Questions	**Yes**	**No**
1. Which of the following Design Standard(s) will the project utilize? *(If a PCM is required, you must select at least one. See Control Measure Requirements identified in MS4 Permit Part I.E.4.a.iv on page 29.)*		
A. Water Quality Capture Volume (WQCV) Standard		
B. Pollutant Removal Standard - 80% Total Suspended Solids Removal (TSS) *(must treat runoff to <30mg/L of TSS)*		
C. Runoff Reduction Standard		
D. Applicable Development Site Draining to a Regional WQCV Control Measure *(no conveyance via "Waters of the State")*		
E. Applicable Development Site Draining to a Regional WQCV Facility *(conveyance allowable via "Waters of the State," if the 8 conditions in the MS4 permit are met and documented in the drainage report)*		
F. Constrained Redevelopment Sites Standard *(must be pre-approved by ECM Administrator)*		
G. Previous Permit Term Standard		
2. Will any of the PCMs be located within any other jurisdiction besides EPC?		

Part IV: Notes

Provide info regarding all applicable PCM(s) and PCM Exclusion(s) including location, PCM name(s)/number(s), and additional relevant filings or reports or maintenance agreements, etc. Attach an additional sheet if you need more space. Attaching a detailed summary table would replace the need for any notes here.

Total site disturbance is approximately 1.1 acres. Of the 0.94 acres, 0.50 acres of existing gravel driveway will be paved with asphalt. The 0.50 acres of impervious area are less than the 1 acre threshold for WQ requirements. The remaining 0.44 acres of the site are undeveloped areas that will remain undeveloped.

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EPC Project Number: CDR2611

Part V: Signatures

Applicant: This PCM Applicability Form was prepared under my direction and supervision and is correct to the best of my knowledge and belief. It was prepared along with the project design, construction plans, drainage report, specifications, and maintenance and access agreements as required. And it has been reviewed for compliance with the Post Construction Stormwater Management criteria and MS4 Permit requirements.

COLORADO LICENSED
NICHOLAS QUINN JORGENSEN
PE0059273
06/02/26
PROFESSIONAL ENGINEER

Signature and Stamp of Engineer of Record

(If the project is not an Applicable Construction Activity, this line can be signed by the Applicant or their rep, they do not have to be an engineer)

09/16/2026
Date

El Paso County: This PCM Applicability Form has been reviewed and the project design, construction plans, drainage report, specifications, and maintenance and access agreements as required, have been reviewed for compliance with the Post Construction Stormwater Management process and MS4 Permit requirements.

Signature of El Paso County Project Engineer

Date

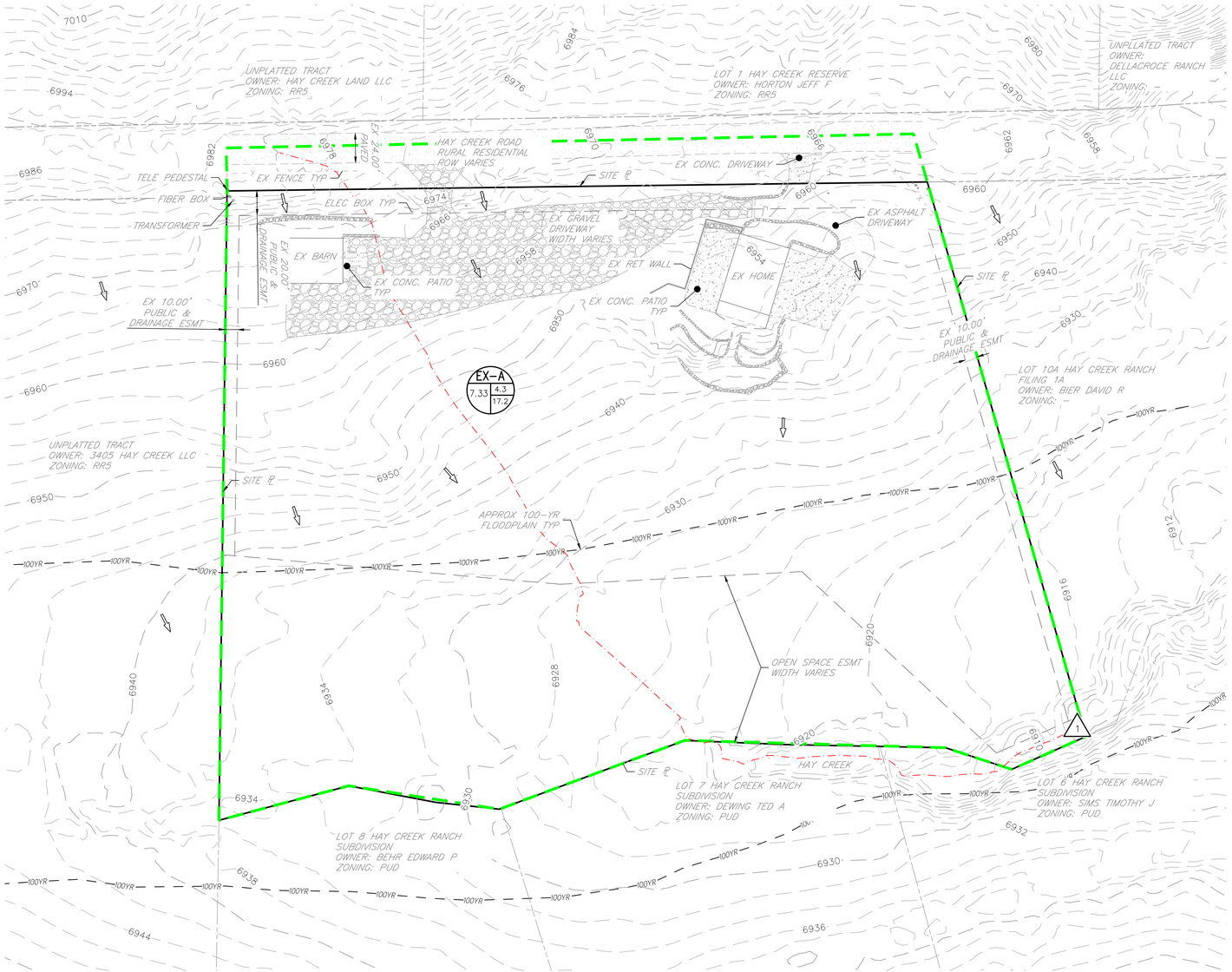
APPENDIX D – REFENCE MATERIAL

Is this appendix needed? Were there supposed to be additional reference documents?

APPENDIX E – DRAINAGE MAPS

3255 HAY CREEK ROAD

EXISTING DRAINAGE MAP



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
STORM SEWER		
SWALE/WATERWAY FLOWLINE		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
FLOW DIRECTION		
BASIN ID	ID / AC / Q5 / Q100	DESIGN POINT DESIGNATION 1
DRAINAGE BASIN		
TC PATH		
LIMIT OF DISTURBANCE	LOD LOD LOD LOD LOD	

NOTES

1. EXISTING AND PROPOSED CONDITIONS OF BASIN A SHOWN BELOW. REFER TO PROPOSED DRAINAGE MAP FOR PROPOSED CONDITIONS OF BASIN A.

BASIN SUMMARY TABLE

Basin	Area (ac)	Impervious	C_5	C_{100}	t_c (min)	$Q_{5\text{-}YR}$ (cfs)	$Q_{100\text{-}YR}$ (cfs)
EX-A	7.33	14%	0.18	0.42	17.1	4.3	17.2
PR-A	7.33	15%	0.20	0.44	17.3	4.8	17.9

DESIGN POINT SUMMARY TABLE

DP#	$Q_{5\text{-}YR}$	$Q_{100\text{-}YR}$
EX 1	4.3	17.2
PR 1	4.8	17.9

Scale appears to be 1" = 50'. Please revise.

30 15 0 30 60

ORIGINAL SCALE: 1" = 30'

EXISTING DRAINAGE MAP

3255 HAY CREEK ROAD

JOB NO. 26013
LOCATION: CS
09/16/2026

SHEET 1

ALL TERRAIN ENGINEERING

3255 HAY CREEK ROAD

PROPOSED DRAINAGE MAP

Proposed contours indicate that a berm is being graded within the public right-of-way. Aerial imagery confirms that this area has already been regraded without authorization from EPC DPW. The area must be regraded to its previously existing conditions, and the proposed GEC plan shall be revised accordingly.

If a berm is still desired, it should be located entirely within the project parcel, and any associated impacts to drainage patterns must be addressed in the drainage report.

If you are not proposing regrading the road, please revise proposed contours.

The TC path shown on the proposed drainage map appears to match the TC path under existing conditions rather than the proposed condition. The length used in the calculations in Appendix B, however, appears to be correct. Please revise the linework to reflect the actual proposed TC path used for your calculations.

LOD should encompass the entire proposed work area.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
STORM SEWER		
SWALE/WATERWAY FLOWLINE		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
FLOW DIRECTION		
BASIN ID	ID / AC / Q5 / Q100	DESIGN POINT DESIGNATION 1
DRAINAGE BASIN		
TC PATH		
LIMIT OF DISTURBANCE	LOD LOD LOD LOD LOD	

NOTES

1. PROPOSED CONTOURS OUTSIDE THE LIMITS OF DISTURBANCE WERE SURVEYED AS A PART OF THE PROPOSED CONDITION SURVEY. HOWEVER, DISTURBANCE WAS LIMITED TO AREA INSIDE LOD LINE.
2. EXISTING AND PROPOSED CONDITIONS OF BASIN A SHOWN BELOW. REFER TO EXISTING DRAINAGE MAP FOR EXISTING CONDITIONS OF BASIN A.

BASIN SUMMARY TABLE

Basin	Area (ac)	Impervious	C_5	C_{100}	t_c (min)	$Q_{5\text{-}YR}$ (cfs)	$Q_{100\text{-}YR}$ (cfs)
EX-A	7.33	14%	0.18	0.42	17.1	4.3	17.2
PR-A	7.33	15%	0.20	0.44	17.3	4.8	17.9

DESIGN POINT SUMMARY TABLE

DP#	$Q_{5\text{-}YR}$	$Q_{100\text{-}YR}$
EX 1	4.3	17.2
PR 1	4.8	17.9

Scale appears to be 1" = 50'. Please revise.

30 15 0 30 60

ORIGINAL SCALE: 1" = 30'

PROPOSED DRAINAGE MAP

3255 HAY CREEK ROAD

JOB NO. 26013
LOCATION: CS
09/16/2026

SHEET 1

ALL TERRAIN ENGINEERING