

DRAINAGE LETTER
for
LOTS 14&15, KROME INDUSTRIAL PARK

3285 Capital Drive
Colorado Springs, Colorado

July, 2026

Prepared for:

NewEra Construction
3314 Adobe Ct.
Colorado Springs, CO 80907
Contact: Steve Rossoll
(719) 358-3318

Prepared by:

Drexel, Barrell & Co.
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TABLE OF CONTENTS

1.0	CERTIFICATION STATEMENTS	1
2.0	PURPOSE	2
3.0	GENERAL SITE DESCRIPTION	2
4.0	DRAINAGE CRITERIA	3
5.0	EXISTING CONDITION	3
6.0	DEVELOPED CONDITION	3
7.0	GREEN INFRASTRUCTURE DRAINAGE IMPACTS	6
8.0	FOUR-STEP PROCESS	6
9.0	DRAINAGE & BRIDGE FEES	7
10.0	SUMMARY	7
11.0	REFERENCES	7

APPENDICES

VICINITY MAP
SOILS MAP
FLOODPLAIN MAP
HYDROLOGY CALCULATIONS
HYDRAULIC CALCULATIONS
APPROVED REPORT EXCERPTS
DRAINAGE MAP

DRAINAGE LETTER
for
LOTS 14&15, KROME INDUSTRIAL PARK

1.0 CERTIFICATION STATEMENTS

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 city/county for drainage reports and said report is in conformity with the 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.

SIGNATURE (Affix Seal): _____
For and on behalf of Drexel, Barrell & Co. Date
Katherine Varnum, P.E. #53459

Developer's Statement

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

Authorized Signature Date
NewEra Construction
3314 Adobe Ct.
Colorado Springs, CO 80907

City of Colorado Springs Statement

Filed in accordance with Section 7.4.701 of the Code of the City of Colorado Springs, 2023, as amended.

For SWENT Manager Date

Conditions:

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for
LOTS 14&15, KROME INDUSTRIAL PARK

2.0 PURPOSE

The purpose of this letter is to supplement the *Final Drainage Report for Krome Industrial Park* by Drexel, Barrell & Co. Approved Oct. 2025, with regards to the development of Lots 14&15 in order to establish that the development is in conformance with the approved drainage design.

Runoff patterns, drainage facilities and the ability to safely pass developed runoff to historic downstream facilities shall be presented.

3.0 GENERAL SITE DESCRIPTION

Location

Lots 14&15 of Krome Industrial Park is located in Colorado Springs, El Paso County, Colorado, within Section 33, Township 13 South, Range 65 West of the 6th P.M. The property is bounded by an existing Full-Spectrum detention pond to the south, Lot 13 of Krome Industrial Park to the east, Industry Road to the north, and Capital Drive to the west. The site lies within the Sand Creek Drainage Basin.

Proposed Development

The proposed development of Lots 14&15 is the construction of an industrial office/warehouse building, with associated parking and landscaping. The proposed disturbed area consists of 1.84-acres. The imperviousness of the site will decrease from the 80% imperviousness that was assumed in the approved *Final Drainage Report for Krome Industrial Park*, down to 71% with the development of lots 14 & 15. Runoff rates, as described in this report, will also decrease across the site.

Soils

According to the Soil Survey of the Colorado Springs Area, Colorado, prepared by the U.S. Department of Agriculture Soil Conservation Service, the site is underlain by Blendon sandy loam (Soil No. 10), a well-draining soil with low to medium runoff potential, classified as a hydrologic type B soil. See appendix for Soils map.

Climate

This area of Colorado Springs can be described as the foothills, with total precipitation amounts typical of a semi-arid region. Winters are generally cold and dry, and summers relatively warm and dry. Precipitation ranges from 12 to 14 inches per year, with the majority of this moisture occurring in the spring and summer in the form of rainfall. Thunderstorms are common during the summer months.

Floodplain Statement

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 08041C0543G (December 7, 2018), the entirety of the site lies within Zone X, an area of minimal flood hazard.

4.0 DRAINAGE CRITERIA

The drainage analysis has been prepared in accordance with the current City of Colorado Springs Drainage Criteria Manual, Volume 1- 2021 and Volume 2 - 2020. Calculations were performed to determine runoff quantities during the 5-year and 100-year frequency storms for historic and developed conditions using the Rational Method as required for basins containing less than 100 acres.

Hydraulic grade line calculations utilizing Autodesk Hydraflow (Standard Step Headloss Method) for the 5-year and 100-year condition are included in the appendix. Tailwater elevations are based upon 80% of the downstream invert for the 5-year condition, and the pipe crown at the outfall for the 100-year condition. Where piping discharges into the existing detention facility, tailwater elevations are based on the water surface elevation listed on the MHFD-Detention spreadsheet for the respective design storm.

5.0 EXISTING CONDITION

The existing condition is as described in the aforementioned Final Drainage Report for the overall Krome Industrial Park development, as part of Basins A13 and A18 (see appendix for drainage map excerpt). Overlot grading has been completed and utility infrastructure has been installed. The site generally slopes away from the center of the site and drains directly into the full-spectrum detention basin, Pond K1, located directly south of Lot 15.

6.0 DEVELOPED CONDITION

The proposed development consists of an office/warehouse building, and associated parking and landscaping. The proposed grading will generally direct flows to the west towards a proposed grass-lined swale PIA and a proposed private area inlet, and to the southern curb line to be collected by a proposed private 5' Type R curb inlet, before being discharged into the existing full-spectrum detention basin, Pond K1, to the south. As established by the *Final Drainage Report for Krome Industrial Park*, downstream Pond K1 will treat incoming flows from Lots 14&15 of Krome Industrial Park for water quality and detention.

See below for basin/design point table and descriptions:

RUNOFF & DESIGN POINT SUMMARY				
BASIN	DP	AREA (AC)	Q5	Q100
A	1	0.34	0.9	1.7
B		0.30	1.1	1.9

DP1+B	2	0.64	1.9	3.4
C		0.29	0.08	0.6
DP2+C	3	0.93	1.8	3.7
D	4	0.77	1.8	3.5
DP3+DP4	4A	1.70	3.6	7.0
E	5	0.01	0.003	0.02
DP4A+DP5	PND	1.71	3.5	6.9
F	6	0.02	0.07	0.1
G	7	0.08	0.02	0.2
H	8	0.02	0.005	0.04
I	9	0.01	0.04	0.07

Basin A represents the 15,000 s.f. office/warehouse building located in the middle of the site. Runoff captured by the roof of the building is directed towards roof drains along the north and west of the building, where they are discharged into the parking lot area, **Basin B**. Runoff will have rates of $Q_5=0.9$ cfs and $Q_{100}=1.7$ cfs.

Basin B is 0.30-acres of parking area and drive aisles that wrap around the north and west side of the aforementioned office/warehouse building. While receiving runoff from **Basin A**, this basin also produces its own runoff with rates of $Q_5=1.1$ cfs and $Q_{100}=1.9$ cfs. The combined runoff will be directed to the north and west, towards a 300' slotted curb along the edge of the basin, before flowing into the neighboring landscaped area, **Basin C**.

Basin C is a 0.29-acre landscaped area that stretches along the north and west boundaries of the site. This basin creates runoff with rates of $Q_5=0.08$ cfs and $Q_{100}=0.6$ cfs which combines with that from **Basin B** before being channeled south within a proposed grass-lined swale. Eventually the runoff reaches and is captured by a proposed private Type C area inlet at **DP3**.

Design Point 3 (DP3) is represented by a proposed private Type C area inlet that is located at the very southern end of **Basin C**. Runoff from the previous 3 basins creates runoff rates of $Q_5=1.8$ cfs and $Q_{100}=3.7$ cfs, which are captured by the inlet before being directed southeast towards the existing full-spectrum detention basin, Pond K1, via an 18" RCP storm sewer.

Basin D consists of the southern parking area as well as the eastern drive aisle and gravel storage area. This 0.77-acre basin is generally sloped to the southwest, directing runoff via a combination of sheet flow and curb and gutters towards a proposed private 5' Type curb inlet (**DP4**) located in the southwest corner of the basin. This curb inlet receives runoff with rates of $Q_5=1.8$ cfs and $Q_{100}=3.5$ cfs.

Design Point 4A (DP4A) represents the location in which the runoff from **DP3** combines with that from **DP4** within the proposed 18" RCP storm sewer. The runoff combines to create rates of $Q_5=3.6$ cfs and $Q_{100}=7.0$ cfs which is directed southeast before being discharged into the existing full-spectrum detention basin, Pond K1.

Basin E is a small portion of landscaped area in the southeast corner of the site. This basin creates runoff rates of $Q_5=0.003$ cfs and $Q_{100}=0.02$ cfs which sheet flows south, directly into the detention basin, Pond K1.

Basin F is 0.02-acres of drive aisle located directly south of the northern entrance to Lot 14. This basin directs runoff via curb and gutter north, into Industry Lane where it will continue offsite to the east before being captured by an existing public 15' Type R sump inlet. Runoff rates from this basin will be $Q_5=0.07$ cfs and $Q_{100}=0.1$ cfs

Basin G is located directly east of **Basin F**, this 0.07-acre consists of landscaped area that directs runoff via sheet flow to the northeast, into Industry Lane with rates of $Q_5=0.02$ cfs and $Q_{100}=0.2$ cfs. Similarly to **Basin F**, the runoff will continue east before being captured by the existing public 15' Type R sump inlet.

Basin H is a relatively small 0.02-acre basin located along the eastern edge of the site. This basin sheet flows directly east into the neighboring Lot 13 of the Krome Industrial Park, at rates of only $Q_5=0.005$ cfs and $Q_{100}=0.04$ cfs.

Basin I represents the southwest entrance to Lot 15, this 0.01-acre entrance drains west via curb and gutter into the public Capital Drive roadway with rates of $Q_5=0.04$ cfs and $Q_{100}=0.07$ cfs. After exiting the site, runoff runs south via curb and gutter towards an existing public 10' Type R sump inlet. Due to the relatively small amount of runoff produced by this basin, there will be no adverse effects due to the increase in runoff being captured by the area inlet. See appendix for inlet details.

Flow Comparison

Comparison Flows					
Existing	Q5	Q100	Developed	Q5	Q100
DP13	1.0	2.0	DP6+DP7	0.1	0.3
DP18	3.4	6.8	DP-PND	3.5	6.9

Shown in the above table, existing **Design Point 13 (DP13)** and developed **DP6** and **DP7** both describe runoff entering Industry Road and being captured by an existing storm inlet. While existing **DP18** and developed **DP-PND** describe the runoff being directly discharged from the site into the existing full-spectrum detention basin, Pond K1, directly south of the site. Due to the decrease in runoff entering Industry Road, which eventually travels via existing private 42" RCP storm sewer south, being expelled into Pond K1, there should be no adverse results from the slight increase in runoff entering directly into Pond K1.

7.0 GREEN INFRASTRUCTURE DRAINAGE IMPACTS

In accordance with the City of Colorado Springs Stormwater Enterprise Green Infrastructure Guidance Manual (March 2022), this project will incorporate planned infiltration areas (PIAs) into the site landscape to reduce the volume of urban stormwater runoff. The approved Final Drainage Report acknowledges that each individual lot developer is responsible for the installation of PIAs to meet City runoff reduction criteria.

8.0 FOUR-STEP PROCESS

This project conforms to the City of Colorado Springs Four Step Process. The process for this site focuses on reducing runoff volumes, accounting for water quality capture volume treatment (WQCV), stabilizing drainage ways and implementing long-term source controls.

- 1. Employ Runoff Reduction Practices:** Proposed impervious areas on this site (roofs, asphalt/sidewalk) will be captured by the onsite landscaped swale (PIA) as much as possible to slow runoff and increase time of concentration prior to being conveyed to the proposed storm sewer system. This will minimize directly connected impervious areas within the project site.

The proposed grass-lined swale will provide for 17% of onsite runoff reduction, which is greater (*10% min*) than that required by City criteria, and in compliance with the approved final drainage report.

The total disturbed area is 1.84-acres.

- 2. Implement PCM's that provide a Water Quality Capture Volume with slow release:** The majority of runoff generated by the western half of this property will be captured by proposed grass-lined swale (PIA) prior to discharge into the proposed onsite storm sewer system and the existing downstream full-spectrum detention facility.

Due to the nature of the site, grading constraints, and placement of the proposed detention facility, 0.6% of the development will not drain towards a permanent control measure, as noted below and referenced on the runoff reduction exhibit in the appendix.

Disturbed Area	Acreage	Percentage of Total Disturbed Area
Tributary to onsite WQ Treatment	0.94	50.9%
Tributary to offsite WQ Treatment	0.89	48.5%
Not tributary to WQ Treatment	0.01	0.6% (<i>must be less than 5%</i>)
Total Disturbed Area	1.84	100%

- 3. Stabilize Drainage Ways:** There are no channels on or adjacent to the project site. The East Fork of Sand Creek is approximately 1-mile to the south. Drainage fees will be used to fund channel improvements in accordance with the

drainage basin planning studies. All new and redevelopment 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 within the drainage basin.

4. **Implement Site Specific and Other Source Control CM's:** Standard commercial source control will be utilized in order to minimize potential pollutants entering the storm system. Example source control measures consist of: indoor storage of household chemicals; and trash receptacles in common areas.

9.0 DRAINAGE & BRIDGE FEES

Drainage and bridge fees are not required as the site has been previously platted.

10.0 SUMMARY

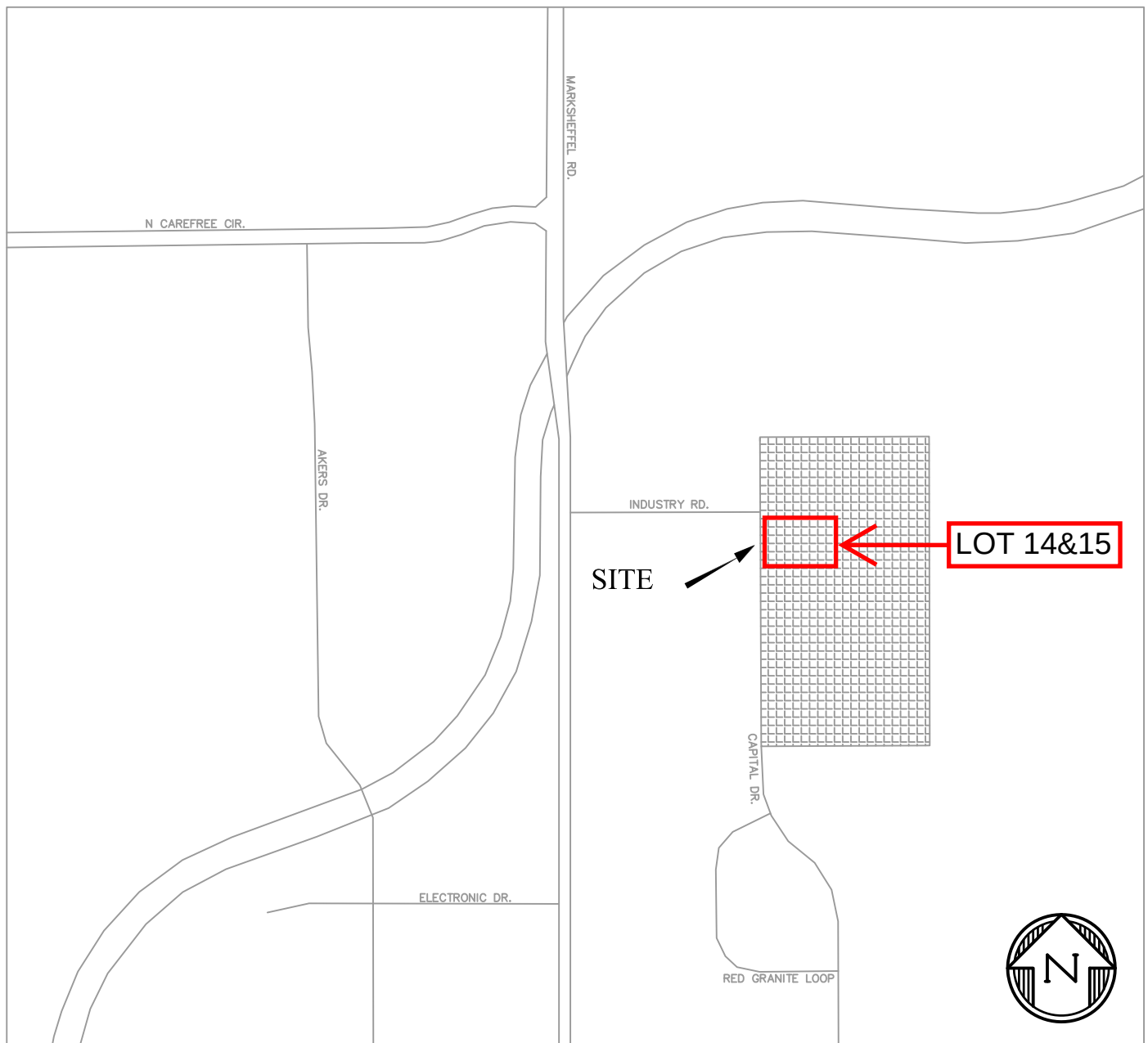
Development of Lots 14&15 of Krome Industrial Park will not adversely affect surrounding or downstream developments. As established in the **Flow Comparison** section, the total runoff from the site being eventually discharged into full-spectrum detention basin, Pond K1, is within acceptable bounds. While runoff from **Basins H** and **I** entering Lot 13 and Capital Drive respectively is unaccounted for in the *Drainage Report for Krome Industrial Park*, the relatively small quantities will not cause any impact on downstream properties or facilities. This means that it is acceptable to state the drainage design for Lot 14&15 is in conformance with the *Final Drainage Report for Krome Industrial Park*.

11.0 REFERENCES

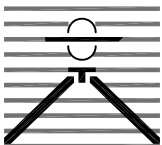
The sources of information used in the development of this study are listed below:

1. City of Colorado Springs Drainage Criteria Manual Volume 1 (2021) and Volume 2 (2020).
2. Final Drainage Report for Krome Industrial Park Filing No. 1 (Drexel, Barrell & Co.)
3. Urban Storm Drainage Criteria Manuals, Mile High Flood District. August 2018.
4. United States Department of Agriculture – National Resources Conservation Service. Web Soil Survey.
5. Federal Emergency Management Agency (FEMA) Flood Map Service Center.

Appendix



Vicinity Map
Not to scale



**KROME INDUSTRIAL PARK
3285 CAPITAL DRIVE
COLORADO SPRINGS, CO
VICINITY MAP**

Drexel, Barrell & Co.
Engineers • Surveyors

DATE:

DWG. NO.

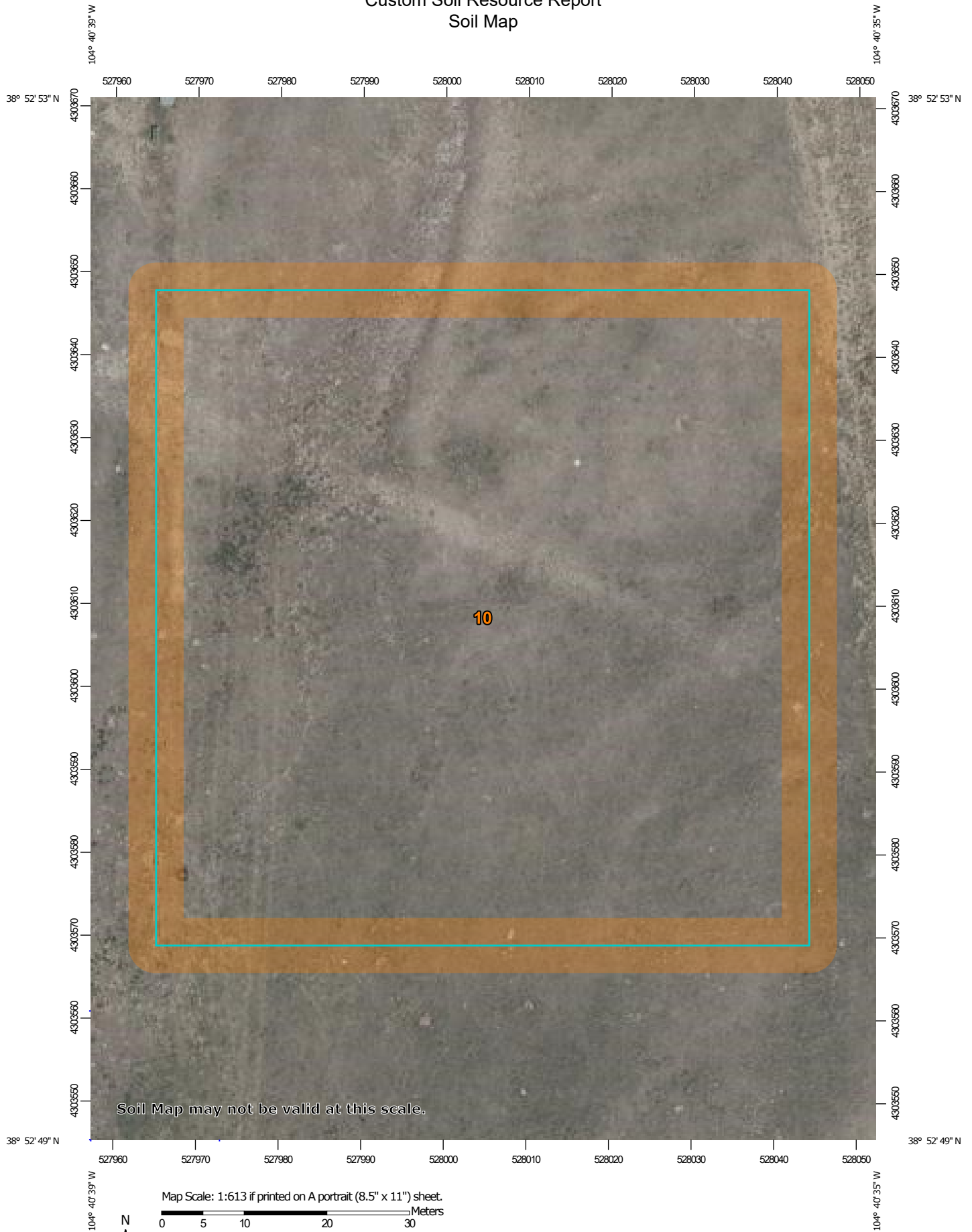
JOB NO:

21636-00CSCV

VMAP

SHEET 1 OF 1

Custom Soil Resource Report Soil Map



Map Scale: 1:613 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 25 50 100 150 Feet

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

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Blendon sandy loam, 0 to 3 percent slopes	1.6	100.0%
Totals for Area of Interest		1.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

El Paso County Area, Colorado

10—Blendon sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3671
Elevation: 6,000 to 6,800 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Blendon and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blendon

Setting

Landform: Alluvial fans, Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium derived from arkose

Typical profile

A - 0 to 10 inches: sandy loam
Bw - 10 to 36 inches: sandy loam
C - 36 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Available water supply, 0 to 60 inches: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 1 percent
Hydric soil rating: No

Custom Soil Resource Report

Pleasant

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

National Flood Hazard Layer FIRMMette



104°40'57"W 38°53'6"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 D
		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 7/14/2026 at 9:29 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.

PROJECT INFORMATION

PROJECT: Krome Subdivision
 PROJECT NO: 21636-03
 DESIGN BY: KGV
 REV. BY: TDM
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

DEVELOPED CONIDTION

SUB-BASIN	SURFACE DESIGNATION	AREA ACRE	COMPOSITE RUNOFF COEFFICIENTS				% IMPERV
			C2	C5	C10	C100	
OS1	Pasture/Meadow	6.28	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.03	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	1%
TOTAL OS1		6.28					
OS2	Pasture/Meadow	0.55	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
TOTAL OS2		0.55					
OS3	Pasture/Meadow	0.24	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.10	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.27	0.31		0.52	28%
TOTAL OS3		0.34					
OS4	Pasture/Meadow	0.65	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.05	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.08	0.14		0.39	7%
TOTAL OS4		0.69					
OS5	Pasture/Meadow	0.94	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80

PROJECT INFORMATION

PROJECT:
PROJECT NO:
DESIGN BY:
REV. BY:
AGENCY:
REPORT TYPE:
DATE:

Krome Subdivision
 21636-03
 KGV
 TDM
 City of Colorado Springs
 Preliminary
 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
TOTAL OS5		0.94					
OS6	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.20	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL OS6		0.20					

PROJECT INFORMATION

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 DATE: 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

A1	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	2.43	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A1		2.43					
A2	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	2.65	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A2		2.65					
A3	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	2.89	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A3		2.89					
A4	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.59	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A4		0.59					

PROJECT INFORMATION

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 PROJECT NO:
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 REV. BY:
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 DATE:

Krome Subdivision
 21636-03
 KGV
 TDM
 City of Colorado Springs
 Preliminary
 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

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A5	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.67	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A5		0.67					
A6	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.71	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A6		0.71					
A7	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	3.08	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A7		3.08					
A8	Pasture/Meadow	0.17	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.52	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.67	0.70		0.81	75%
TOTAL A8		0.70					

PROJECT INFORMATION

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 PROJECT NO: 21636-03
 DESIGN BY: KGV
 REV. BY: TDM
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

A9	Pasture/Meadow	0.30	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.91	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.67	0.70		0.81	75%
TOTAL A9		1.21					
A10	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.69	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A10		0.69					
A11	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.75	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A11		0.75					
A12	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.74	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A12		0.74					

PROJECT INFORMATION

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 PROJECT NO: 21636-03
 DESIGN BY: KGV
 REV. BY: TDM
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

A13	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.42	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A13		0.42					
A14	Pasture/Meadow	0.30	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.90	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.67	0.70		0.81	75%
TOTAL A14		1.20					
A15	Pasture/Meadow	0.45	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	2.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.47	0.50		0.64	65%
TOTAL A15		2.45					
A16	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	2.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A16		2.00					

PROJECT INFORMATION

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 PROJECT NO: 21636-03
 DESIGN BY: KGV
 REV. BY: TDM
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

A17	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	1.97	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A17		1.97					
A18	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	1.47	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.57	0.59		0.70	80%
TOTAL A18		1.47					
A19	Pasture/Meadow	0.97	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
TOTAL A19		0.97					
A20	Pasture/Meadow	4.16	0.02	0.08		0.35	0
	Roofs	0.18	0.71	0.73		0.81	90
	Drives and Walks	0.30	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.10	0.16		0.41	10%
TOTAL A20		4.64					

PROJECT INFORMATION

PROJECT:
 PROJECT NO:
 DESIGN BY:
 REV. BY:
 AGENCY:
 REPORT TYPE:
 DATE:

Krome Subdivision
 21636-03
 KGV
 TDM
 City of Colorado Springs
 Preliminary
 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

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A21	Pasture/Meadow	0.15	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.46	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.67	0.70		0.81	75%
TOTAL A21		0.61					
A22	Pasture/Meadow	0.09	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.24	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.65	0.67		0.79	72%
TOTAL A22		0.33					
A23	Pasture/Meadow	9.76	0.02	0.08		0.35	0
	Roofs	2.37	0.71	0.73		0.81	90
	Drives and Walks	7.73	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.40	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.44	0.48		0.64	50%
TOTAL A23		20.26					
A24	Pasture/Meadow	0.17	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.20	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.48	0.52		0.68	53%
TOTAL A24		0.37					

PROJECT INFORMATION

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 PROJECT NO: 21636-03
 DESIGN BY: KGV
 REV. BY: TDM
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

A25	Pasture/Meadow	6.83	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
TOTAL A25		6.83					
A26	Pasture/Meadow	0.09	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
TOTAL A26		0.09					

Tributary to onsite WQ pond
 OS1-OS5+A1-A19

36.41 0.71 0.78 0.61 0.58

PROJECT INFORMATION

PROJECT:
PROJECT NO:
DESIGN BY:
REV. BY:
AGENCY:
REPORT TYPE:
DATE:

Krome Subdivision
21636-03
KGV
TDM
City of Colorado Springs
Preliminary
9/29/2025

EXCERPT FROM APPROVED
FINAL DRAINAGE REPORT -
RELEVANT BASINS
HIGHLIGHTED RED



RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF DEVELOPED TIME OF CONCENTRATION

SUB-BASIN DATA						CA			INITIAL/OVERLAND TIME (t _i)			TRAVEL TIME (t _t)				PIPE TRAVEL TIME (t _p)				TIME OF CONCENTRATION		FINAL t _c
BASIN	DESIGN PT.	C ₂	C ₃	C ₁₀₀	AREA	2	5	100	LENGTH	SLOPE	t _i	LENGTH	SLOPE	FPS	t _t	LENGTH	SLOPE	VEL.	t _p	COMP.	MINIMUM	Min
OS1	OS1	0.02	0.08	0.35	6.28	0.15	0.53	2.22	100	2.5	14.0	1609	2.5	1.3	21.2					35.2	18.9	35.2
OS2	OS2	0.02	0.08	0.35	0.55	0.01	0.04	0.19	100	2.8	13.5	800	2.8	1.3	10.0					23.5	14.4	23.5
OS3	OS3	0.27	0.31	0.52	0.34	0.09	0.11	0.18	100	2.5	10.8	225	2.5	1.3	3.0					13.8	11.3	13.8
OS4	OS4	0.08	0.14	0.39	0.69	0.05	0.09	0.27	10	1.5	5.0	525	1.5	1.0	8.9					13.8	12.9	13.8
OS5	OS5	0.02	0.08	0.35	0.94	0.02	0.08	0.33	10	1.5	5.3	200	1.0	0.8	4.2					9.4	11.1	11.1
OS6	OS6	0.57	0.59	0.70	0.20	0.11	0.12	0.14	10	1.5	2.6	200	1.0	0.8	4.2					6.8	11.1	11.1
A1		0.57	0.59	0.70	2.43	1.39	1.44	1.70	50	1.0	6.7	550	1.0	0.8	11.5					18.2	13.1	18.2
OS1+A1	1	0.18	0.23	0.45	8.72	1.54	1.96	3.92	From OS1		35.2	250	1.0	1.5	2.8					38.0	11.4	38.0
A2		0.57	0.59	0.70	2.65	1.51	1.56	1.85	50	1.0	6.7	550	1.0	1.5	6.1					12.9	13.1	13.1
OS2+DP1+A2	2	0.26	0.30	0.50	11.91	3.06	3.57	5.97	From DP1		38.0					200	0.5	4.2	0.8	38.8	10.0	38.8
A3		0.57	0.59	0.70	2.89	1.65	1.70	2.02	50	1.0	6.7	250	1.0	1.5	2.8					9.5	11.4	11.4
DP2+A3	3	0.32	0.36	0.54	14.80	4.71	5.27	7.99	From DP2		38.8					55	0.5	5.1	0.2	38.9	10.0	38.9
A4	4	0.57	0.59	0.70	0.59	0.34	0.35	0.42	50	1.0	6.7	250	1.0	1.5	2.8					9.5	11.4	11.4
A5	5	0.57	0.59	0.70	0.67	0.38	0.39	0.47	50	1.0	6.7	280	4.0	3.0	1.6					8.3	11.6	11.6
A6	6	0.57	0.59	0.70	0.71	0.41	0.42	0.50	50	1.0	6.7	280	3.0	2.6	1.8					8.5	11.6	11.6
A7	7	0.57	0.59	0.70	3.08	1.76	1.82	2.16	50	1.0	6.7	725	1.0	1.5	8.1					14.8	14.0	14.8
DP3+DP7	7A	0.36	0.40	0.57	17.88	6.46	7.09	10.15	From DP3		38.9					420	0.5	5.1	1.4	40.3	10.0	40.3
A8	8	0.67	0.70	0.81	0.70	0.47	0.48	0.56	100	2.0	6.0	700	2.5	2.4	4.9					10.9	13.9	13.9
A9		0.67	0.70	0.81	1.21	0.82	0.84	0.98	50	2.0	4.3	900	3.0	2.6	5.8					10.0	15.0	15.0
OS3+DP4+DP5+DP6+DP8+A9	9	0.59	0.62	0.73	4.23	2.50	2.60	3.10	From OS3		13.8	900	3.0	2.6	5.8					19.6	15.0	19.6
A10	10	0.57	0.59	0.70	0.69	0.40	0.41	0.49	50	1.0	6.7	280	4.0	3.0	1.6					8.3	11.6	11.6
A11	11	0.57	0.59	0.70	0.75	0.43	0.44	0.53	50	1.0	6.7	280	3.0	2.6	1.8					8.5	11.6	11.6
A12	12	0.57	0.59	0.70	0.74	0.42	0.44	0.52	50	1.0	6.7	280	2.0	2.1	2.2					8.9	11.6	11.6
A13	13	0.57	0.59	0.70	0.42	0.24	0.25	0.29	20	2.0	3.4	110	1.5	1.8	1.0					4.4	10.6	10.6
A14		0.67	0.70	0.81	1.20	0.81	0.84	0.97	50	2.0	4.3	900	3.0	2.6	5.8					10.0	15.0	15.0
OS4+DP9+DP10+DP11+DP12+DP13+A14	14	0.56	0.58	0.71	8.73	4.85	5.07	6.17	From DP9		19.6					87	0.5	4.2	0.3	19.9	10.0	19.9
DP7A+DP14	14A	0.43	0.46	0.61	26.61	11.31	12.16	16.32	From DP7A		40.3					70	0.5	4.2	0.3	40.6	10.0	40.6
A15		0.47	0.50	0.64	2.45	1.15	1.22	1.56	50	1.0	8.0	500	1.0	1.5	5.6					13.5	12.8	13.5
OS5+A15	15	0.34	0.38	0.56	3.39	1.17	1.29	1.89	From OS5		11.1	300	1.0	1.5	3.3					14.4	11.7	14.4
A16		0.57	0.59	0.70	2.00	1.14	1.18	1.40	50	1.0	6.7	500	1.0	1.5	5.6					12.3	12.8	12.8
DP15+A16	16	0.43	0.46	0.61	5.39	2.31	2.47	3.29	From DP15		14.4					295	0.5	5.1	1.0	15.4	10.0	15.4
A17		0.57	0.59	0.70	1.97	1.12	1.16	1.38	50	1.0	6.7	500	1.0	1.5	5.6					12.3	12.8	12.8
DP16+A17	17	0.47	0.49	0.63	7.36	3.43	3.63	4.66	From DP16		15.4					295	0.5	5.1	1.0	16.4	10.0	16.4
DP14A+DP17	17A	0.43	0.46	0.62	33.97	14.74	15.79	20.98	From DP14A		40.6					350	0.5	6.7	0.9	41.5	10.0	41.5
A18	18	0.57	0.59	0.70	1.47	0.84	0.87	1.03	100	2.0	7.6	250	1.5	1.8	2.3					9.8	11.4	11.4
A19		0.02	0.08	0.35	0.97	0.02	0.08	0.34	100	20.0	7.0	200	0.5	1.1	3.1					10.2	11.1	11.1
DP17A+DP18+A19	19	0.43	0.46	0.61	36.41	15.60	16.74	22.35	From DP17A		41.5					42	0.5	6.7	0.1	41.6	10.0	41.6
A20	20	0.10	0.16	0.41	4.64	0.48	0.73	1.89	100	4.0	11.1	1050	1.3	1.1	15.3					26.4	15.8	26.4
A21		0.67	0.70	0.81	0.61	0.41	0.43	0.50	50	2.0	4.3	500	2.0	2.1	3.9					8.2	12.8	12.8
DP20+A21	21	0.17	0.22	0.45	5.26	0.89	1.16	2.39	From DP20		26.4	30	0.5	1.1	0.5					26.9	10.2	26.9
TS1+K1+DP21	21A	0.17	0.22	0.45	5.26	0.89	1.16	2.39	From DP21		26.9					140	0.5	6.7	0.3	27.2	10.0	27.2
A22	22	0.65	0.67	0.79	0.33	0.22	0.22	0.26	20	2.0	2.8	510	1.5	1.8	4.6					7.5	12.8	12.8
A23		0.44	0.48	0.64	20.26	8.99	9.70	13.04	100	5.0	6.8	1880	2.0	1.7	18.5					25.3	20.4	25.3
OS6+A22+A23	23	0.45	0.48	0.65	20.79	9.32	10.05	13.44	From A23		25.3									25.3	10.0	25.3
A24		0.48	0.52	0.68	0.37	0.18	0.19	0.25	20	2.0	3.9	920	1.5	1.8	8.3					12.2	15.1	15.1
DP22+DP23+A24	24	0.45	0.49	0.65	21.50	9.72	10.47	13.96	From DP22		25.3					100	0.5	5.1	0.3	25.6	10.0	25.6
A25	25	0.02	0.08	0.35	6.83	0.14	0.55	2.39	100	6.5	10.2	800	6.5	2.0	6.5					16.8	14.4	16.8
A26		0.02	0.08	0.35	0.09	0.00	0.01	0.03	50	2.0	10.7									10.7	10.0	10.7

PROJECT INFORMATION

PROJECT: Krome Subdivision
 PROJECT NO: 21636-03
 DESIGN BY: KGV
 REV. BY: TDM
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

DEVELOPED	RUNOFF		5 YR		STORM		P1=	1.50
			DIRECT RUNOFF					
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)	
T1 Pond Out	T1			Pond Outlet (ref appx)			0.4	
OS1	OS1	6.28	0.08	35.2	0.53	2.24	1.2	
OS2	OS2	0.55	0.08	23.5	0.04	2.85	0.1	
OS3	OS3	0.34	0.31	13.8	0.11	3.65	0.4	
OS4	OS4	0.69	0.14	13.8	0.09	3.64	0.3	
OS5	OS5	0.94	0.08	11.1	0.08	3.97	0.3	
OS6	OS6	0.20	0.59	11.1	0.12	3.97	0.5	
A1		2.43	0.59	18.2	1.44	3.23	4.6	
OS1+A1	1	8.72	0.23	38.0	1.96	2.13	4.2	
A2		2.65	0.59	13.1	1.56	3.73	5.8	
OS2+DP1+A2	2	11.91	0.30	38.8	3.57	2.10	7.5	
A3		2.89	0.59	11.4	1.70	3.93	6.7	
DP2+A3	3	14.80	0.36	38.9	5.27	2.09	11.0	
A4	4	0.59	0.59	11.4	0.35	3.93	1.4	
A5	5	0.67	0.59	11.6	0.39	3.91	1.5	
A6	6	0.71	0.59	11.6	0.42	3.91	1.6	
A7	7	3.08	0.59	14.8	1.82	3.54	6.4	
DP3+DP7	7A	17.88	0.40	40.3	7.09	2.04	14.5	
A8	8	0.70	0.70	13.9	0.48	3.64	1.8	
A9		1.21	0.70	15.0	0.84	3.52	3.0	
OS3+DP4+DP5+DP6+DP8+A9	9	4.23	0.62	19.6	2.60	3.12	8.1	
A10	10	0.69	0.59	11.6	0.41	3.91	1.6	
A11	11	0.75	0.59	11.6	0.44	3.91	1.7	
A12	12	0.74	0.59	11.6	0.44	3.91	1.7	
A13	13	0.42	0.59	10.6	0.25	4.04	1.0	
A14		1.20	0.70	15.0	0.84	3.52	2.9	
OS4+DP9+DP10+DP11+DP12+DP13+A14	14	8.73	0.58	19.9	5.07	3.10	15.7	
DP7A+DP14	14A	26.61	0.46	40.6	12.16	2.03	24.7	
A15		2.45	0.50	13.5	1.22	3.67	4.5	
OS5+A15	15	3.39	0.38	14.4	1.29	3.58	4.6	
A16		2.00	0.59	12.8	1.18	3.76	4.4	
DP15+A16	16	5.39	0.46	15.4	2.47	3.48	8.6	
A17		1.97	0.59	12.8	1.16	3.76	4.4	
DP16+A17	17	7.36	0.49	16.4	3.63	3.39	12.3	
DP14A+DP17	17A	33.97	0.46	41.5	15.79	2.00	31.5	
A18	18	1.47	0.59	11.4	0.87	3.93	3.4	
A19		0.97	0.08	11.1	0.08	3.97	0.3	
DP17A+DP18+A19	19	36.41	0.46	41.6	16.74	1.99	33.3	
A20	20	4.64	0.16	26.4	0.73	2.67	2.0	
A21		0.61	0.70	12.8	0.43	3.76	1.6	
DP20+A21	21	5.26	0.22	26.9	1.16	2.64	3.1	
K1 Pond Out	K1			Pond Outlet (ref appx)			0.8	
TS1+K1+DP21	21A	5.26	0.22	27.2	1.16	2.63	4.2	
A22	22	0.33	0.67	12.8	0.22	3.75	0.8	
A23		20.26	0.48	25.3	9.70	2.74	26.6	
OS6+A22+A23	23	20.79	0.48	25.3	10.05	2.74	27.5	
A24		0.37	0.52	15.1	0.19	3.51	0.7	
DP22+DP23+A24	24	21.50	0.49	25.6	10.47	2.72	28.5	
A25	25	6.83	0.08	16.8	0.55	3.35	1.8	
A26		0.09	0.08	10.7	0.01	4.03	0.0	

PROJECT INFORMATION

PROJECT: Krome Subdivision
 PROJECT NO: 21636-03
 DESIGN BY: KGV
 REV. BY: TDM
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 9/29/2025



EXCERPT FROM APPROVED
 FINAL DRAINAGE REPORT -
 RELEVANT BASINS
 HIGHLIGHTED RED

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

DEVELOPED	RUNOFF		100 YR	STORM	P1=	2.52	
			DIRECT RUNOFF				
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)
T1 Pond Out	T1			Pond Outlet (ref appx)			71.5
OS1	OS1	6.28	0.35	35.2	2.22	3.76	8.3
OS2	OS2	0.55	0.35	23.5	0.19	4.78	0.9
OS3	OS3	0.34	0.52	13.8	0.18	6.12	1.1
OS4	OS4	0.69	0.39	13.8	0.27	6.11	1.7
OS5	OS5	0.94	0.35	11.1	0.33	6.67	2.2
OS6	OS6	0.20	0.70	11.1	0.14	6.67	0.9
A1		2.43	0.70	18.2	1.70	5.42	9.2
OS1+A1	1	8.72	0.45	38.0	3.92	3.57	14.0
A2		2.65	0.70	13.1	1.85	6.26	11.6
OS2+DP1+A2	2	11.91	0.50	38.8	5.97	3.52	21.0
A3		2.89	0.70	11.4	2.02	6.60	13.3
DP2+A3	3	14.80	0.54	38.9	7.99	3.51	28.0
A4	4	0.59	0.70	11.4	0.42	6.60	2.7
A5	5	0.67	0.70	11.6	0.47	6.57	3.1
A6	6	0.71	0.70	11.6	0.50	6.57	3.3
A7	7	3.08	0.70	14.8	2.16	5.94	12.8
DP3+DP7	7A	17.88	0.57	40.3	10.15	3.42	34.7
A8	8	0.70	0.81	13.9	0.56	6.10	3.4
A9		1.21	0.81	15.0	0.98	5.91	5.8
OS3+DP4+DP5+DP6+DP8+A9	9	4.23	0.73	19.6	3.10	5.24	16.3
A10	10	0.69	0.70	11.6	0.49	6.57	3.2
A11	11	0.75	0.70	11.6	0.53	6.57	3.5
A12	12	0.74	0.70	11.6	0.52	6.57	3.4
A13	13	0.42	0.70	10.6	0.29	6.78	2.0
A14		1.20	0.81	15.0	0.97	5.91	5.7
OS4+DP9+DP10+DP11+DP12+DP13+A14	14	8.73	0.71	19.9	6.17	5.20	32.1
DP7A+DP14	14A	26.61	0.61	40.6	16.32	3.40	55.5
A15		2.45	0.64	13.5	1.56	6.17	9.6
OS5+A15	15	3.39	0.56	14.4	1.89	6.01	11.3
A16		2.00	0.70	12.8	1.40	6.31	8.8
DP15+A16	16	5.39	0.61	15.4	3.29	5.84	19.2
A17		1.97	0.70	12.8	1.38	6.31	8.7
DP16+A17	17	7.36	0.63	16.4	4.66	5.69	26.5
DP14A+DP17	17A	33.97	0.62	41.5	20.98	3.35	70.2
A18	18	1.47	0.70	11.4	1.03	6.60	6.8
A19		0.97	0.35	11.1	0.34	6.67	2.3
DP17A+DP18+A19	19	36.41	0.61	41.6	22.35	3.34	74.7
A20	20	4.64	0.41	26.4	1.89	4.48	8.5
A21		0.61	0.81	12.8	0.50	6.31	3.1
DP20+A21	21	5.26	0.45	26.9	2.39	4.44	10.6
K1 Pond Out	K1			Pond Outlet (ref appx)			42.5
TS1+K1+DP21	21A	5.26	0.45	27.2	2.39	4.41	124.5
A22	22	0.33	0.79	12.8	0.26	6.30	1.7
A23		20.26	0.64	25.3	13.04	4.60	59.9
OS6+A22+A23	23	20.79	0.65	25.3	13.44	4.60	61.8
A24		0.37	0.68	15.1	0.25	5.89	1.5
DP22+DP23+A24	24	21.50	0.65	25.6	13.96	4.57	63.7
A25	25	6.83	0.35	16.8	2.39	5.63	13.5
A26		0.09	0.35	10.7	0.03	6.76	0.2

PROJECT INFORMATION

PROJECT: Krome Industrial Park - Lots 14&15
PROJECT NO: 21636-09
DESIGN BY: CGH
REV. BY: KGV
AGENCY: City of Colorado Springs
REPORT TYPE: Preliminary
DATE: 7/17/2026



	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

DEVELOPED CONIDTION

SUB-BASIN	SURFACE DESIGNATION	AREA ACRE	COMPOSITE RUNOFF COEFFICIENTS				% IMPERV
			C2	C5	C10	C100	
A	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.34	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.71	0.73		0.81	90%
	TOTAL A	0.34					
B	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.30	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.89	0.90		0.96	100%
	TOTAL B	0.30					
C	Pasture/Meadow	0.29	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
	TOTAL C	0.29					
D	Pasture/Meadow	0.03	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.39	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.34	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.71	0.73		0.82	87%
	TOTAL D	0.77					

PROJECT INFORMATION

PROJECT: Krome Industrial Park - Lots 14&15
 PROJECT NO: 21636-09
 DESIGN BY: CGH
 REV. BY: KGV
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 7/17/2026



Drexel, Barrell & Co.

	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

DEVELOPED CONIDTION

SUB-BASIN	SURFACE DESIGNATION	AREA ACRE	COMPOSITE RUNOFF COEFFICIENTS				% IMPERV
			C2	C5	C10	C100	
E	Pasture/Meadow	0.01	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
TOTAL E		0.01					
F	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.02	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.89	0.90		0.96	100%
TOTAL F		0.02					
G	Pasture/Meadow	0.08	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
TOTAL G		0.08					
H	Pasture/Meadow	0.02	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.00	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.02	0.08		0.35	0%
TOTAL H		0.02					

PROJECT INFORMATION

PROJECT: Krome Industrial Park - Lots 14&15
PROJECT NO: 21636-09
DESIGN BY: CGH
REV. BY: KGV
AGENCY: City of Colorado Springs
REPORT TYPE: Preliminary
DATE: 7/17/2026



	C2*	C5*	C10*	C100*	% IMPERV
Pasture/Meadow	0.02	0.08		0.35	0
Roofs	0.71	0.73		0.81	90
Drives and Walks	0.89	0.90		0.96	100
Light Industrial Areas	0.57	0.59		0.70	80
Streets: Gravel	0.57	0.59		0.70	80

*C-Values and Basin Imperviousness based on Table 6-6, City of Colorado Springs Drainage Criteria Manual

DEVELOPED CONIDTION

SUB-BASIN	SURFACE DESIGNATION	AREA ACRE	COMPOSITE RUNOFF COEFFICIENTS				% IMPERV
			C2	C5	C10	C100	
I	Pasture/Meadow	0.00	0.02	0.08		0.35	0
	Roofs	0.00	0.71	0.73		0.81	90
	Drives and Walks	0.01	0.89	0.90		0.96	100
	Light Industrial Areas	0.00	0.57	0.59		0.70	80
	Streets: Gravel	0.00	0.57	0.59		0.70	80
	WEIGHTED AVERAGE		0.78	0.80		0.88	87%
TOTAL I		0.01					
TOTALS		1.84	0.59	0.62		0.74	0.71

PROJECT INFORMATION

PROJECT: Krome Industrial Park - Lots 14&15
 PROJECT NO: 21636-09
 DESIGN BY: CGH
 REV. BY: KGV
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 7/17/2026



RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF DEVELOPED TIME OF CONCENTRATION

SUB-BASIN DATA						CA			INITIAL/OVERLAND TIME (t _i)			TRAVEL TIME (t _t)				PIPE TRAVEL TIME (t _p)				TIME OF CONCENTRATION		FINAL t _c
BASIN	DESIGN PT.	C ₂	C ₅	C ₁₀₀	AREA	2	5	100	LENGTH	SLOPE	t _i	LENGTH	SLOPE	VEL.	t _t	LENGTH	SLOPE	VEL.	t _p	COMP.	MINIMUM	
					Ac				Ft	%	Min	Ft	%	FPS	Min	Ft	%	FPS	Min	t _c	t _c	Min
A	1	0.71	0.73	0.81	0.34	0.24	0.25	0.28	100	0.5	8.7	150	0.5	0.6	4.4					13.1	10.8	13.1
B		0.89	0.90	0.96	0.30	0.26	0.27	0.28	50	1.0	2.6	100	1.5	1.0	1.7					4.3	10.6	10.6
DP1+B	2	0.79	0.81	0.88	0.64	0.51	0.52	0.56	From DP1		13.1	50	1.5	1.0	0.9					14.0	10.3	14.0
C		0.02	0.08	0.35	0.29	0.01	0.02	0.10	40	1.0	12.1	375	1.4	0.9	6.6					18.7	12.1	18.7
DP2+C	3	0.55	0.58	0.71	0.93	0.51	0.54	0.67	From DP2		14.0	160	0.9	0.8	3.5					17.5	10.9	17.5
D	4	0.71	0.73	0.82	0.77	0.55	0.56	0.63	100	0.7	7.8	430	0.8	0.7	9.9					17.7	12.4	17.7
DP3+DP4	4A	0.62	0.65	0.76	1.70	1.06	1.10	1.29	From DP3		17.5					40	1.7	1.0	0.6	18.1	10.0	18.1
E	5	0.02	0.08	0.35	0.01	0.0002	0.001	0.003	20	5.3	4.9	20	5.3	1.8	0.2					5.1	10.1	10.1
DP4A+DP5	PND	0.62	0.64	0.76	1.71	1.06	1.10	1.30	From DP4A		18.1					40	1.7	1.0	0.6	18.8	10.0	18.8
F	6	0.89	0.90	0.96	0.02	0.02	0.02	0.02	10	0.5	1.5	45	0.8	0.7	1.1					2.6	10.3	10.3
G	7	0.02	0.08	0.35	0.08	0.00	0.01	0.03	55	1.1	13.6	55	2.1	1.2	0.8					14.4	10.3	14.4
H	8	0.02	0.08	0.35	0.02	0.00	0.00	0.01	25	6.3	5.2	25	5.0	1.8	0.2					5.4	10.1	10.1
I	9	0.78	0.80	0.88	0.01	0.01	0.01	0.01	30	2.2	2.4	30	2.4	1.2	0.4					2.8	10.2	10.2

PROJECT INFORMATION

PROJECT: Krome Industrial Park - Lots 14&15
 PROJECT NO: 21636-09
 DESIGN BY: CGH
 REV. BY: KGV
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 7/17/2026



RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

DEVELOPED	RUNOFF	5 YR			STORM	P1=	1.50
			DIRECT RUNOFF				
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)
A	1	0.34	0.73	13.1	0.25	3.72	0.9
B		0.30	0.90	10.6	0.27	4.05	1.1
DP1+B	2	0.64	0.81	14.0	0.52	3.63	1.9
C		0.29	0.08	18.7	0.02	3.19	0.08
DP2+C	3	0.93	0.58	17.5	0.54	3.29	1.8
D	4	0.77	0.73	17.7	0.56	3.28	1.8
DP3+DP4	4A	1.70	0.65	18.1	1.10	3.24	3.6
E	5	0.01	0.08	10.1	0.00	4.11	0.003
DP4A+DP5	PND	1.71	0.64	18.8	1.10	3.18	3.5
F	6	0.02	0.90	10.3	0.02	4.09	0.07
G	7	0.08	0.08	14.4	0.01	3.59	0.02
H	8	0.02	0.08	10.1	0.00	4.11	0.005
I	9	0.01	0.80	10.2	0.01	4.10	0.04

PROJECT INFORMATION

PROJECT: Krome Industrial Park - Lots 14&15
 PROJECT NO: 21636-09
 DESIGN BY: CGH
 REV. BY: KGV
 AGENCY: City of Colorado Springs
 REPORT TYPE: Preliminary
 DATE: 7/17/2026



Drexel, Barrell & Co.

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

DEVELOPED	RUNOFF		100 YR	STORM	P1=	2.52	
			DIRECT RUNOFF				
BASIN (S)	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)
A	1	0.34	0.81	13.1	0.28	6.24	1.7
B		0.30	0.96	10.6	0.28	6.80	1.9
DP1+B	2	0.64	0.88	14.0	0.56	6.09	3.4
C		0.29	0.35	18.7	0.10	5.36	0.6
DP2+C	3	0.93	0.71	17.5	0.67	5.52	3.7
D	4	0.77	0.82	17.7	0.63	5.50	3.5
DP3+DP4	4A	1.70	0.76	18.1	1.29	5.43	7.0
E	5	0.01	0.35	10.1	0.00	6.90	0.02
DP4A+DP5	PND	1.71	0.76	18.8	1.30	5.34	6.9
F	6	0.02	0.96	10.3	0.02	6.87	0.1
G	7	0.08	0.35	14.4	0.03	6.02	0.2
H	8	0.02	0.35	10.1	0.01	6.90	0.04
I	9	0.01	0.88	10.2	0.01	6.89	0.07

Design Procedure Form: Runoff Reduction

UD-BMP (Version 3.07, March 2018)

Sheet 1 of 1

Designer: CGH
 Company: DBCO
 Date: July 21, 2026
 Project: Krome Lots 14 & 15
 Location: TOTAL SITE

SITE INFORMATION (User Input in Blue Cells)

WQCV Rainfall Depth 0.60 inches
 Depth of Average Runoff Producing Storm, d_6 = 0.43 inches (for Watersheds Outside of the Denver Region, Figure 3-1 in USDCM Vol. 3)

Area Type	UIA:RPA	DCIA	SPA	DCIA	SPA								
Area ID	Swale	Parking	Landsc.NW	DrivewayN	Landsc.NE								
Downstream Design Point ID	1	2	3	4	5								
Downstream BMP Type	EDB	EDB	EDB	EDB	EDB								
DCIA (ft ²)	--	32,045	--	842	--								
UIA (ft ²)	27,858	--	--	--	--								
RPA (ft ²)	4,291	--	--	--	--								
SPA (ft ²)	--	--	8,517	--	5,987								
HSG A (%)	0%	--	0%	--	0%								
HSG B (%)	100%	--	100%	--	100%								
HSG C/D (%)	0%	--	0%	--	0%								
Average Slope of RPA (ft/ft)	0.015	--	--	--	--								
UIA:RPA Interface Width (ft)	300.00	--	--	--	--								

CALCULATED RUNOFF RESULTS

Area ID	Swale	Parking	Landsc.NW	DrivewayN	Landsc.NE								
UIA:RPA Area (ft ²)	32,149	--	--	--	--								
L / W Ratio	0.36	--	--	--	--								
UIA / Area	0.8665	--	--	--	--								
Runoff (in)	0.27	0.50	0.00	0.50	0.00								
Runoff (ft ³)	731	1335	0	35	0								
Runoff Reduction (ft ³)	429	0	426	0	299								

CALCULATED WQCV RESULTS

Area ID	Swale	Parking	Landsc.NW	DrivewayN	Landsc.NE								
WQCV (ft ³)	1161	1335	0	35	0								
WQCV Reduction (ft ³)	429	0	0	0	0								
WQCV Reduction (%)	37%	0%	0%	0%	0%								
Untreated WQCV (ft ³)	731	1335	0	35	0								

CALCULATED DESIGN POINT RESULTS (sums results from all columns with the same Downstream Design Point ID)

Downstream Design Point ID	1	2	3	4-Jan	5-Jan								
DCIA (ft ²)	0	32,045	0	842	0								
UIA (ft ²)	27,858	0	0	0	0								
RPA (ft ²)	4,291	0	0	0	0								
SPA (ft ²)	0	0	8,517	0	5,987								
Total Area (ft ²)	32,149	32,045	8,517	842	5,987								
Total Impervious Area (ft ²)	27,858	32,045	0	842	0								
WQCV (ft ³)	1,161	1,335	0	35	0								
WQCV Reduction (ft ³)	429	0	0	0	0								
WQCV Reduction (%)	37%	0%	0%	0%	0%								
Untreated WQCV (ft ³)	731	1,335	0	35	0								

CALCULATED SITE RESULTS (sums results from all columns in worksheet)

Total Area (ft ²)	79,540
Total Impervious Area (ft ²)	60,745
WQCV (ft ³)	2,531
WQCV Reduction (ft ³)	429
WQCV Reduction (%)	17%
Untreated WQCV (ft ³)	2,102

EXCERPT FROM
APPROVED FINAL
DRAINAGE REPORT -
AFFECTED OFFSITE
INLET CHANGES
SHOWN IN GREEN

Figure 8.1. Allowable Inlet Capacity— Sump Conditions

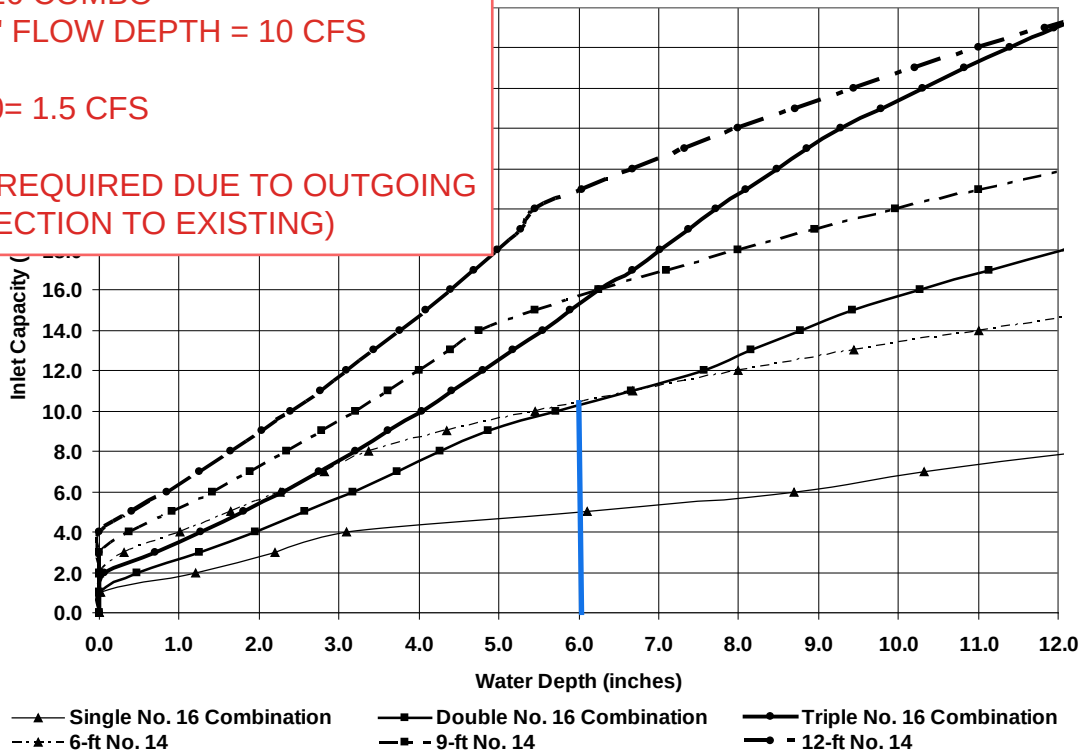
Note: See Section 8.3.2 for assumptions.

Type 16 and Type 14 Inlets for Sump Conditions

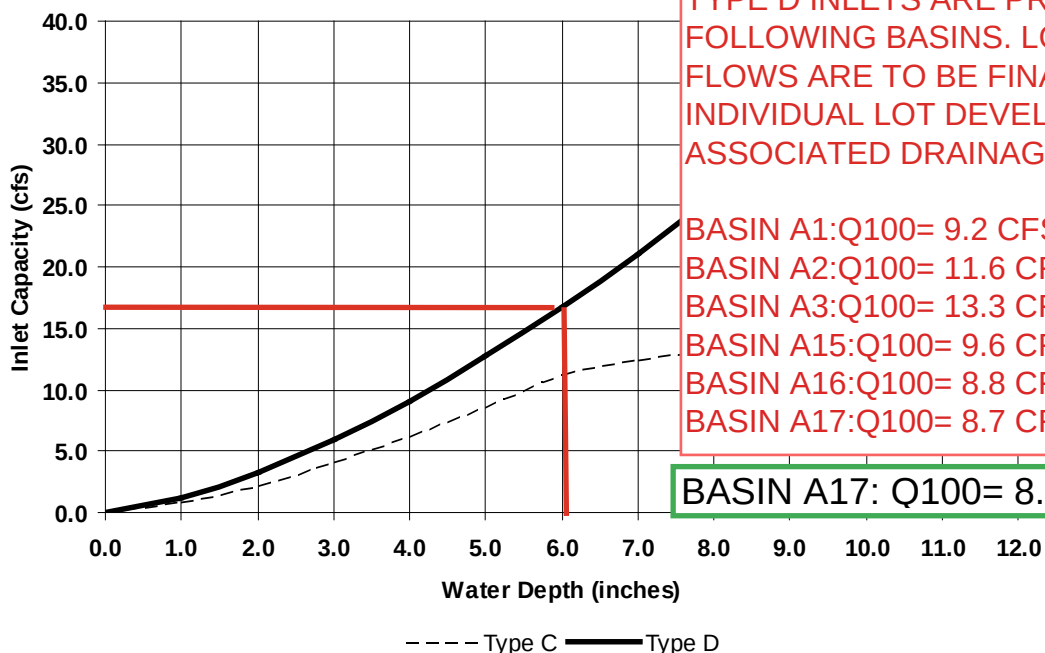
DOUBLE TYPE 16 COMBO
CAPACITY AT 6" FLOW DEPTH = 10 CFS

BASIN A24:Q100= 1.5 CFS

DOUBLE INLET REQUIRED DUE TO OUTGOING
42" RCP (CONNECTION TO EXISTING)



Allowable Inlet Capacity for Type C and D Inlets for Sump Conditions

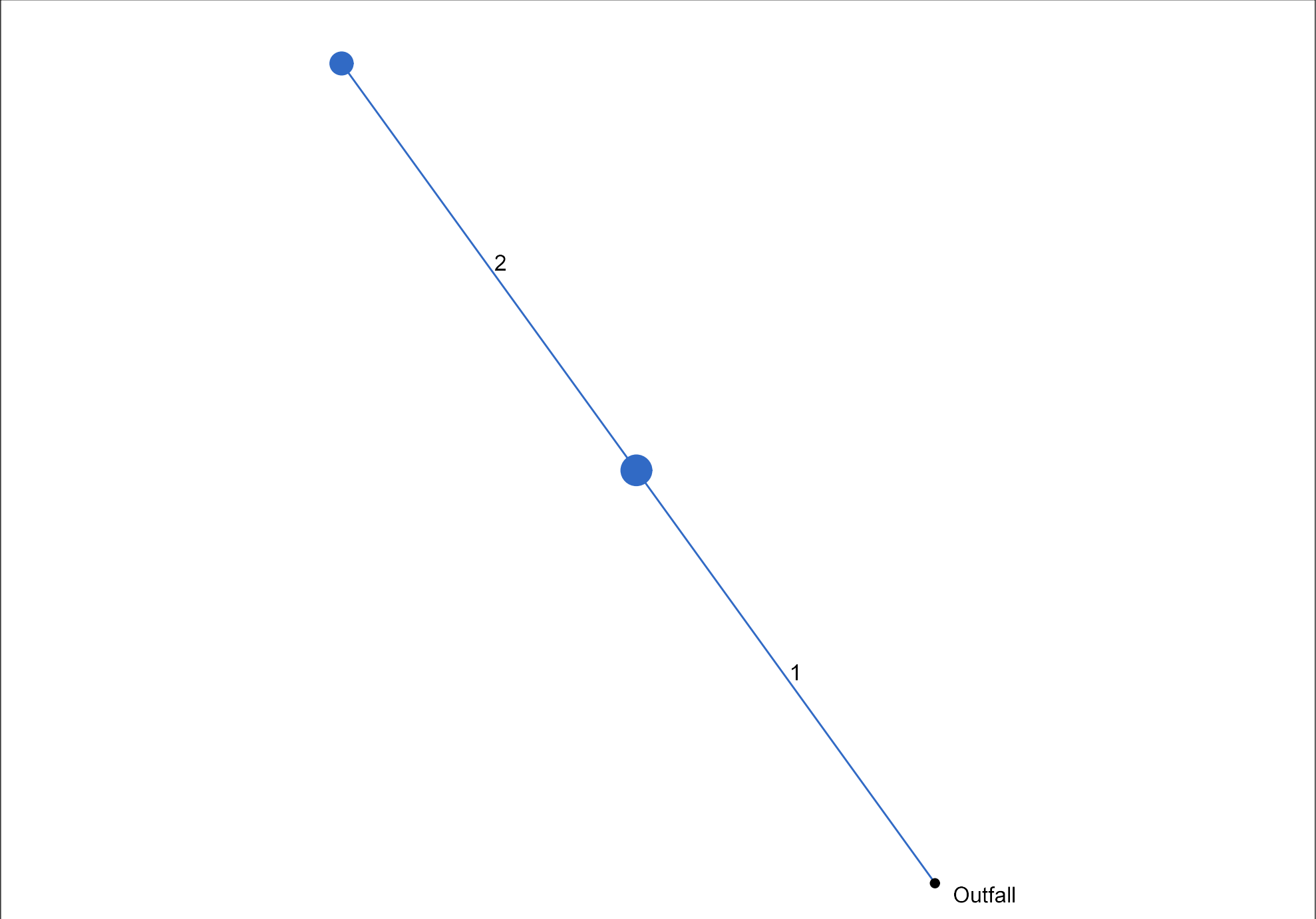


TYPE D INLETS ARE PROPOSED IN THE
FOLLOWING BASINS. LOCATION AND
FLOWS ARE TO BE FINALIZED BY THE
INDIVIDUAL LOT DEVELOPMENT AND
ASSOCIATED DRAINAGE REPORTS.

BASIN A1:Q100= 9.2 CFS
BASIN A2:Q100= 11.6 CFS
BASIN A3:Q100= 13.3 CFS
BASIN A15:Q100= 9.6 CFS
BASIN A16:Q100= 8.8 CFS
BASIN A17:Q100= 8.7 CFS

BASIN A17: Q100= 8.74 CFS

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: 5-year.stm	Number of lines: 2	Date: 7/20/2026
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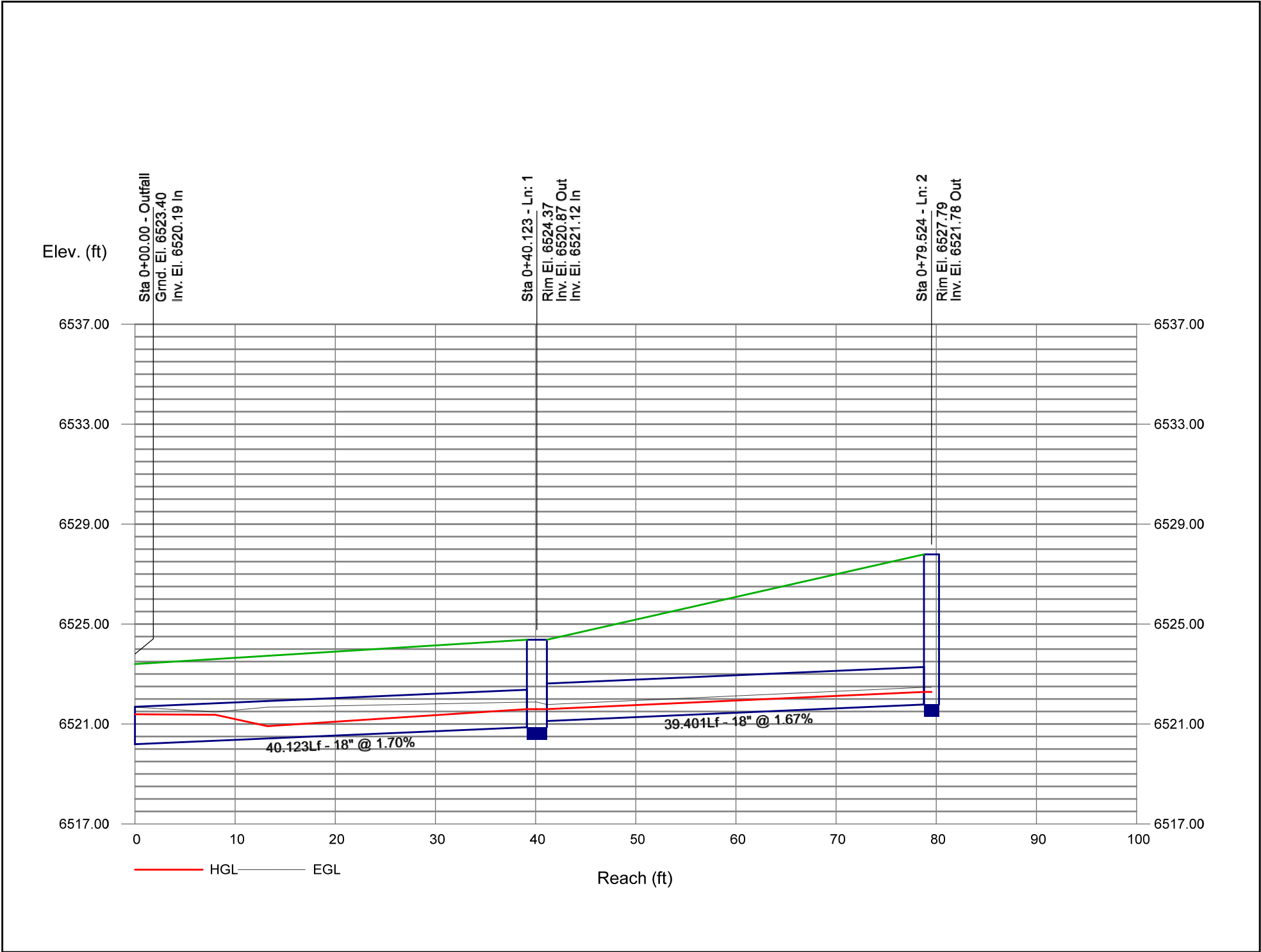
Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (80) (1)	3.60	18	Cir	40.123	6520.19	6520.87	1.695	6521.39	6521.59	n/a	6521.59 j	End	Manhole
2	Pipe - (80)	1.80	18	Cir	39.401	6521.12	6521.78	1.674	6521.59	6522.28	n/a	6522.28	1	Manhole
Project File: 5-year.stm									Number of lines: 2			Run Date: 7/17/2026		
NOTES: Known Qs only ; j - Line contains hyd. jump.														

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream										Check		JL coeff	Minor loss
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)				
1	18	3.60	6520.19	6521.39	1.20	0.84	2.38	0.28	6521.67	0.000	40.123	6520.87	6521.59 j	0.72**	0.84	4.26	0.28	6521.88	0.000	0.000	n/a	0.15	0.04		
2	18	1.80	6521.12	6521.59	0.47	0.48	3.76	0.18	6521.78	0.000	39.401	6521.78	6522.28	0.50**	0.52	3.45	0.18	6522.47	0.000	0.000	n/a	1.00	n/a		

Storm Sewer Profile



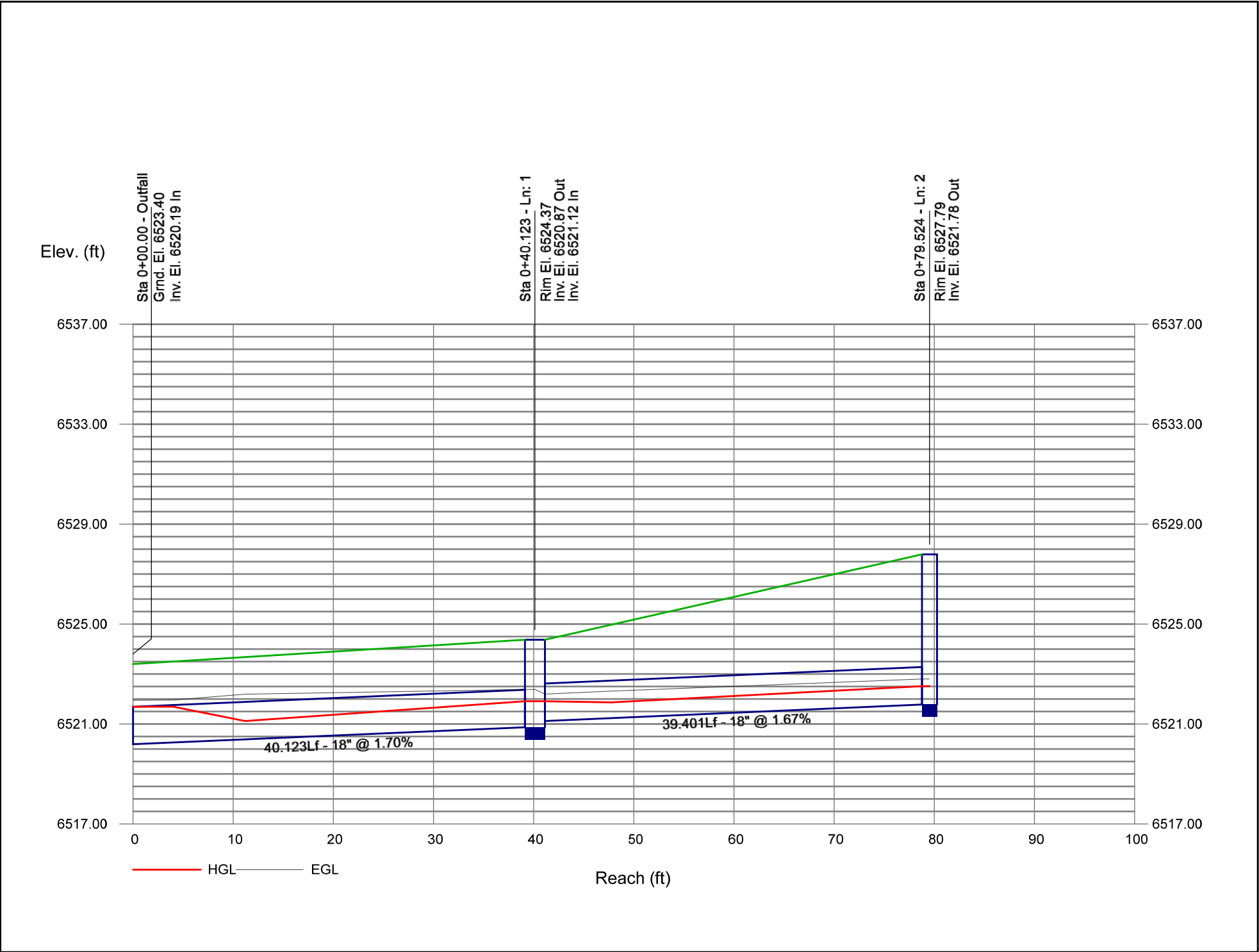
Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	Pipe - (80) (1)	7.20	18	Cir	40.123	6520.19	6520.87	1.695	6521.69	6521.91	n/a	6521.91 j	End	Manhole
2	Pipe - (80)	3.70	18	Cir	39.401	6521.12	6521.78	1.674	6521.91	6522.51	n/a	6522.51 j	1	Manhole
Project File: 100-year.stm									Number of lines: 2			Run Date: 7/17/2026		
NOTES: Known Qs only ; j - Line contains hyd. jump.														

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream									Check		JL coeff	Minor loss
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)			
(in)	(cfs)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(ft)	(%)	(%)	(ft)	(K)	(ft)	
1	18	7.20	6520.19	6521.69	1.50	1.31	4.08	0.26	6521.95	0.278	40.123	6520.87	6521.91 j	1.04**	1.31	5.52	0.47	6522.38	0.409	0.343	n/a	0.15	0.07	
2	18	3.70	6521.12	6521.91	0.79	0.86	3.93	0.29	6522.20	0.000	39.401	6521.78	6522.51 j	0.73**	0.86	4.30	0.29	6522.80	0.000	0.000	n/a	1.00	n/a	

Storm Sewer Profile



Channel Report

Krome 14 & 15 PIA

Triangular

Side Slopes (z:1) = 4.00, 4.00
Total Depth (ft) = 1.50

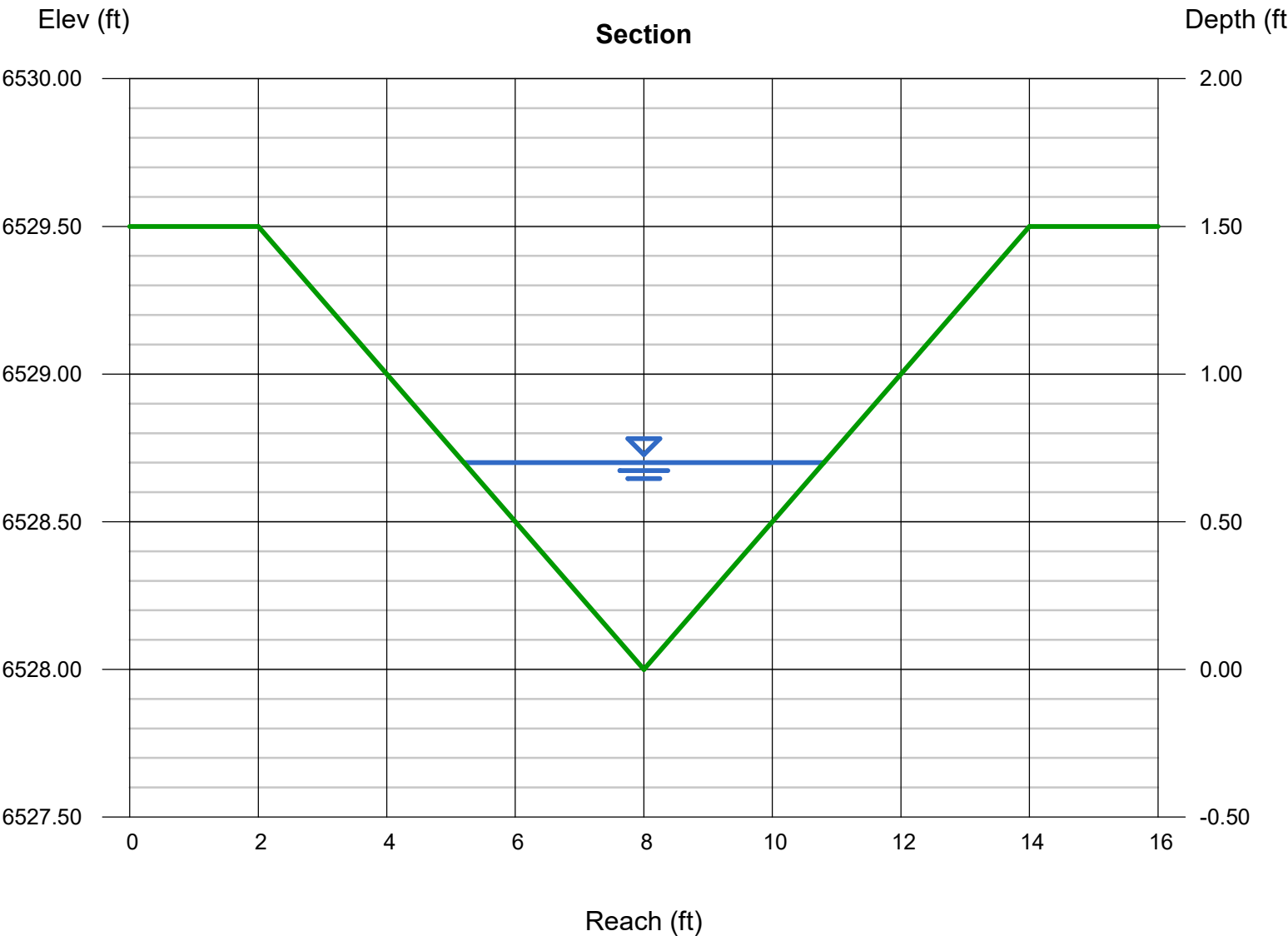
Invert Elev (ft) = 6528.00
Slope (%) = 0.85
N-Value = 0.035

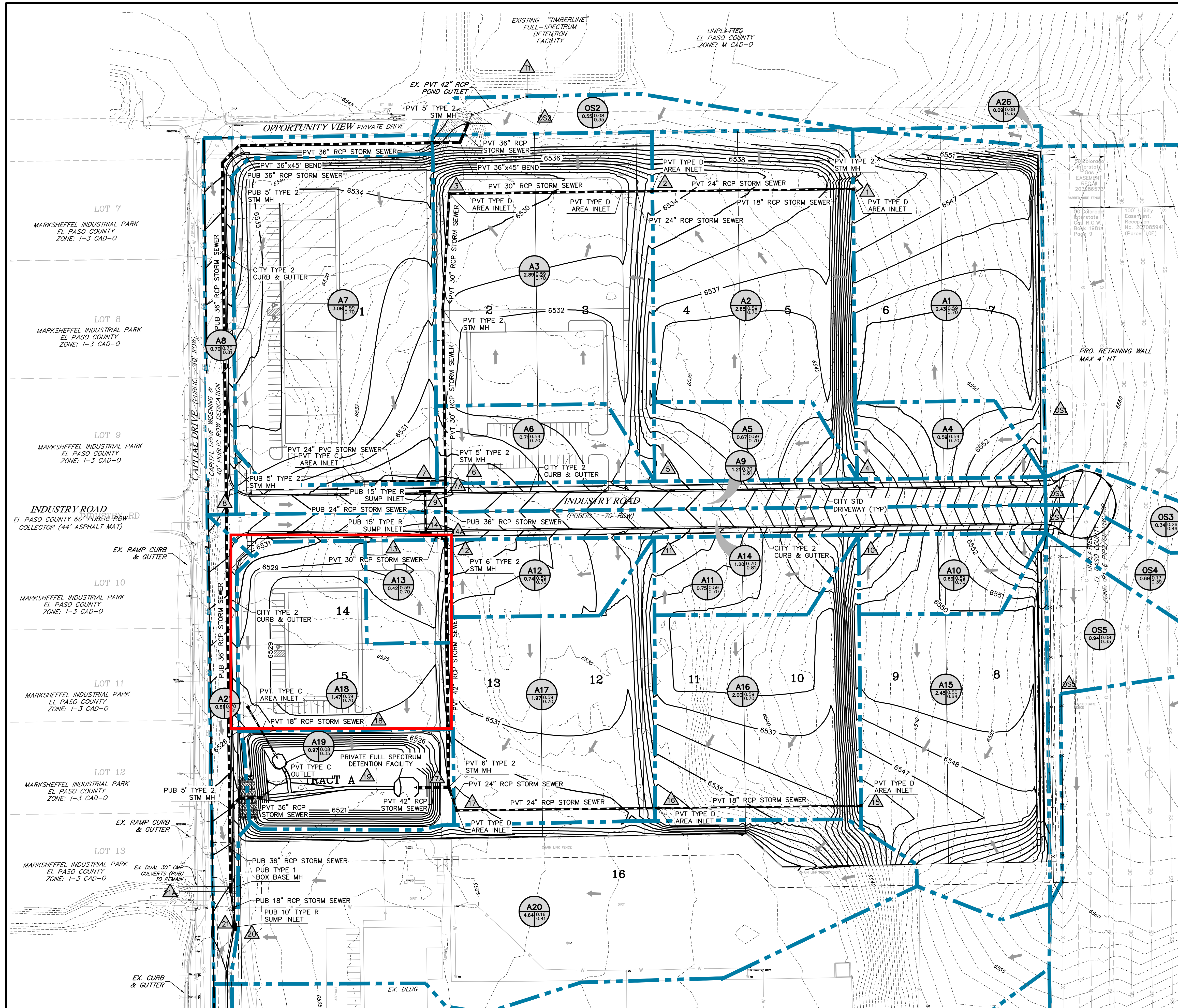
Calculations

Compute by: Known Q
Known Q (cfs) = 3.70

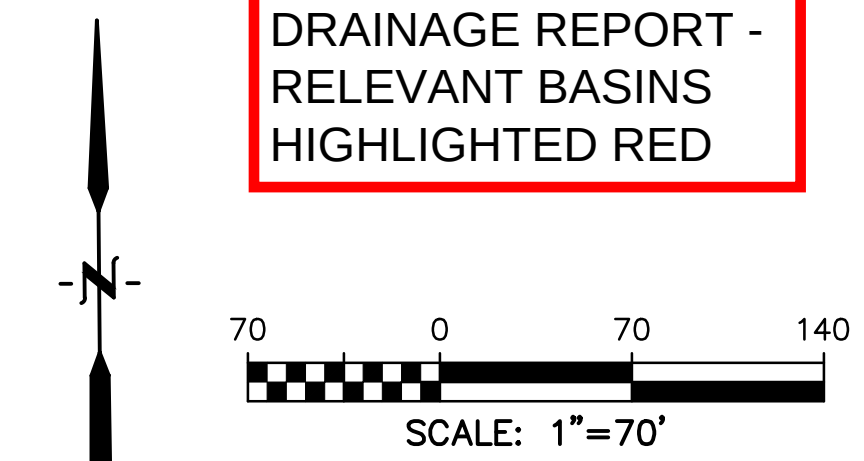
Highlighted

Depth (ft) = 0.70
Q (cfs) = 3.700
Area (sqft) = 1.96
Velocity (ft/s) = 1.89
Wetted Perim (ft) = 5.77
Crit Depth, Yc (ft) = 0.56
Top Width (ft) = 5.60
EGL (ft) = 0.76





EXCERPT FROM
APPROVED FINAL
DRAINAGE REPORT -
RELEVANT BASINS
HIGHLIGHTED RED



- LEGEND
- EX. MINOR CONTOUR
 - 6800--- EX. MAJOR CONTOUR
 - ST --- EX. STORM DRAIN
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - BASIN BOUNDARY
 - ← FLOW DIRECTION
 - △ DESIGN POINT
 - BASIN
 - AREA (ACRE)
 - C5
 - C100

RUNOFF & DESIGN POINT SUMMARY				
BASIN	DP	AREA (AC)	Q5	Q100
T1 Pond Out			0.4	71.5
OS1	OS1	6.28	1.2	8.3
OS2	OS2	0.55	0.1	0.9
OS3	OS3	0.34	0.4	1.1
OS4	OS4	0.69	0.3	1.7
OS5	OS5	0.94	0.3	2.2
OS6	OS6	0.20	0.5	0.9
A1		2.43	4.6	9.2
OS1+A1	1	8.72	4.2	14.0
A2		2.65	5.8	11.6
OS2+DP1+A2	2	11.91	7.5	21.0
A3		2.89	6.7	13.3
DP2+A3	3	14.80	11.0	28.0
A4	4	0.59	1.4	2.7
A5	5	0.67	1.5	3.1
A6	6	0.71	1.6	3.3
A7	7	3.08	6.4	12.8
DP3+DP7	7A	17.88	14.5	34.7
A8	8	0.70	1.8	3.4
A9		1.21	3.0	5.8
OS3+DP4+DP5+DP6+DP8+A9	9	4.23	8.1	16.3
A10	10	0.69	1.6	3.2
A11	11	0.75	1.7	3.5
A12	12	0.74	1.7	3.4
A13	13	0.42	1.0	2.0
A14		1.20	2.9	5.7
OS4+DP9+DP10+DP11+DP12+DP13+A14	14	8.73	15.7	32.1
DP7A+DP14	14A	26.61	24.7	55.5
A15		2.45	4.5	9.6
OS5+A15	15	3.39	4.6	11.3
A16		2.00	4.4	8.8
DP15+A16	16	5.39	8.6	19.2
A17		1.97	4.4	8.7
DP16+A17	17	7.36	12.3	26.5
DP14A+DP17	17A	33.97	31.5	70.2
A18	18	1.47	3.4	6.8
A19		0.97	0.3	2.3
DP17A+DP18+A19	19	36.41	33.3	74.7
A20	20	4.64	2.0	8.5
A21		0.61	1.6	3.1
DP20+A21	21	5.26	3.1	10.6
K1 Pond Out	K1	0.00	0.8	42.5
TS1+K1+DP21	21A	5.26	4.2	124.5
A22	22	0.33	0.8	1.7
A23		20.26	26.6	59.9
OS6+A22+A23	23	20.79	27.5	61.8
A24		0.37	0.7	1.5
DP22+DP23+A24	24	21.50	28.5	63.7
A25	25	6.83	1.8	13.5
A26		0.09	0.0	0.2

PREPARED BY:

DREXEL, BARRELL & CO.
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(719) 260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

PT KROME, LLC
1864 WOODMOOR DRIVE,
SUITE #100
MONUMENT, CO. 80132
(719) 478-0800

DRAINAGE PLANS FOR

KROME INDUSTRIAL PARK

3285 CAPITAL DRIVE
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	09-29-25

DESIGNED BY: TDM

DRAWN BY: CGH

CHECKED BY: KGV

FILE NAME: 21636-PDR

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF

DREXEL, BARRELL & CO.

DRAWING SCALE:

HORIZONTAL: 1" = 70"

VERTICAL: N/A

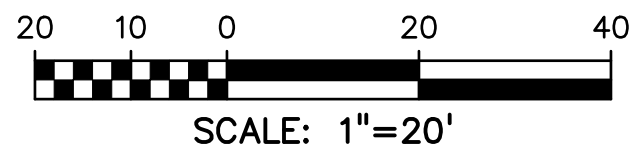
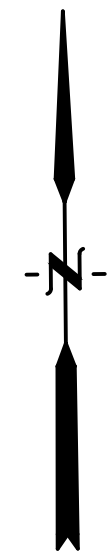
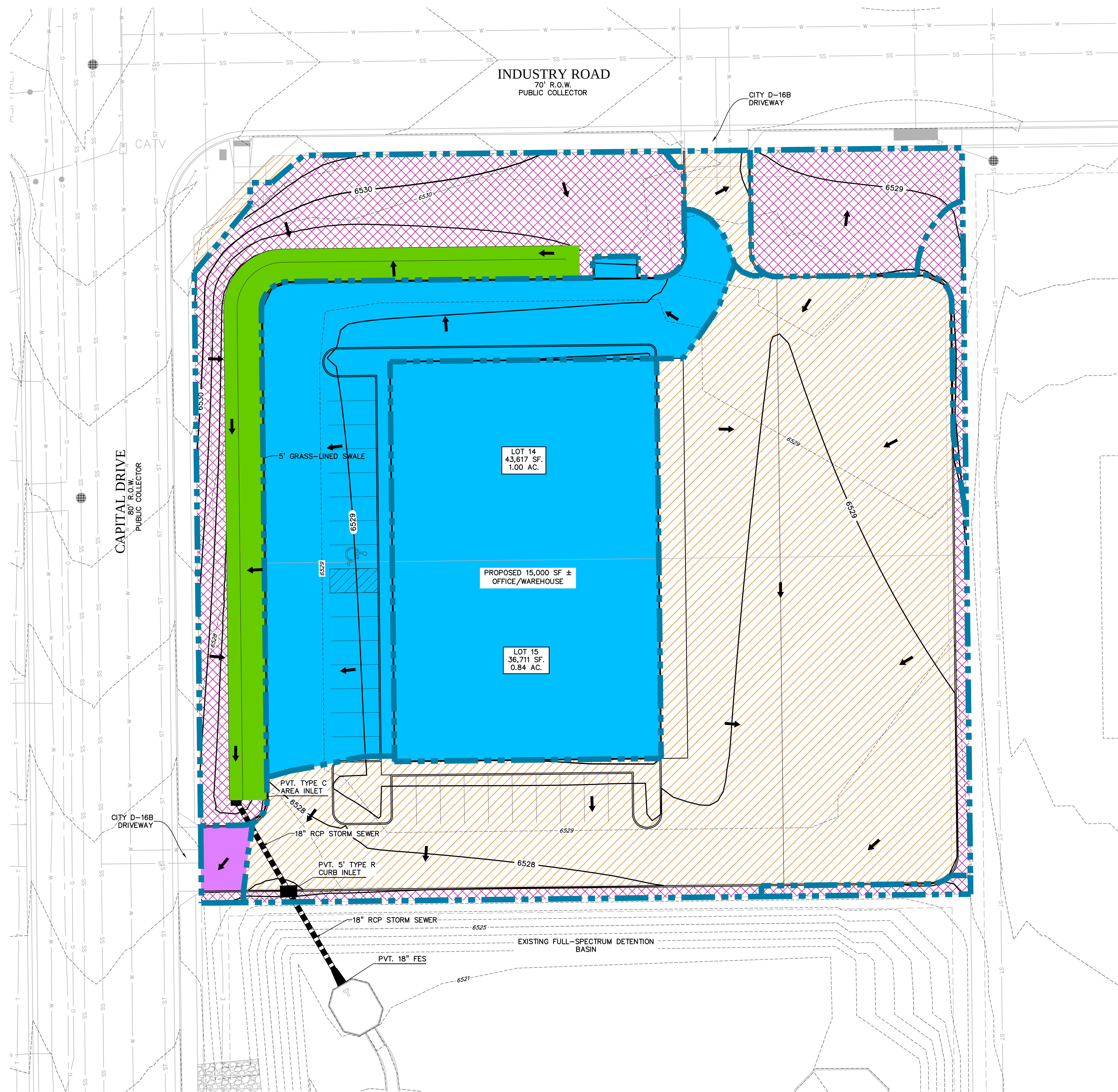
DEVELOPED DRAINAGE MAP

PROJECT NO. 21636-03CSCV

DRAWING NO.

DR1

SHEET: 3 OF 6



LEGEND

- EX. MINOR CONTOUR
- 6800--- EX. MAJOR CONTOUR
- ST --- EX. STORM DRAIN
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BASIN BOUNDARY

↑ FLOW DIRECTION

△ DESIGN POINT

○ BASIN

○ C5

○ C100

PLANNED INFILTRATION AREA (PIA)/RECEIVING PERVIOUS AREA (RPA)

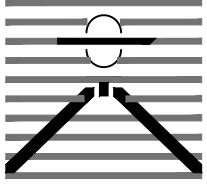
UPSTREAM IMPERVIOUS AREA (UIA)

SEPARATE PERVIOUS AREA (SPA)

DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA)

IMPERVIOUS AREA NOT TRIBUTARY TO WQ TREATMENT

PREPARED BY:


DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWHATCH ST., #100
COLORADO SPRGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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COLORADO SPRINGS • LAFAYETTE

CLIENT:

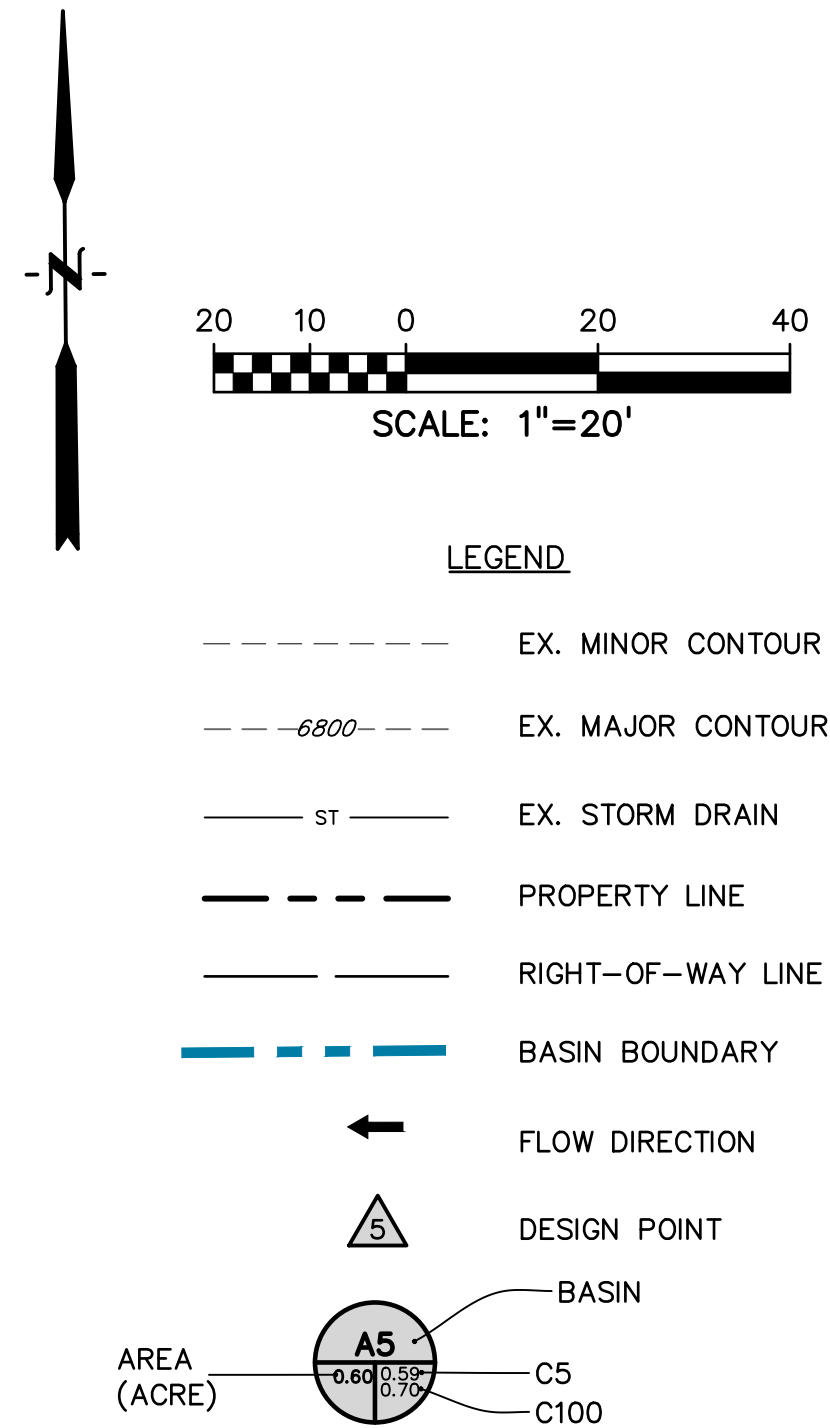
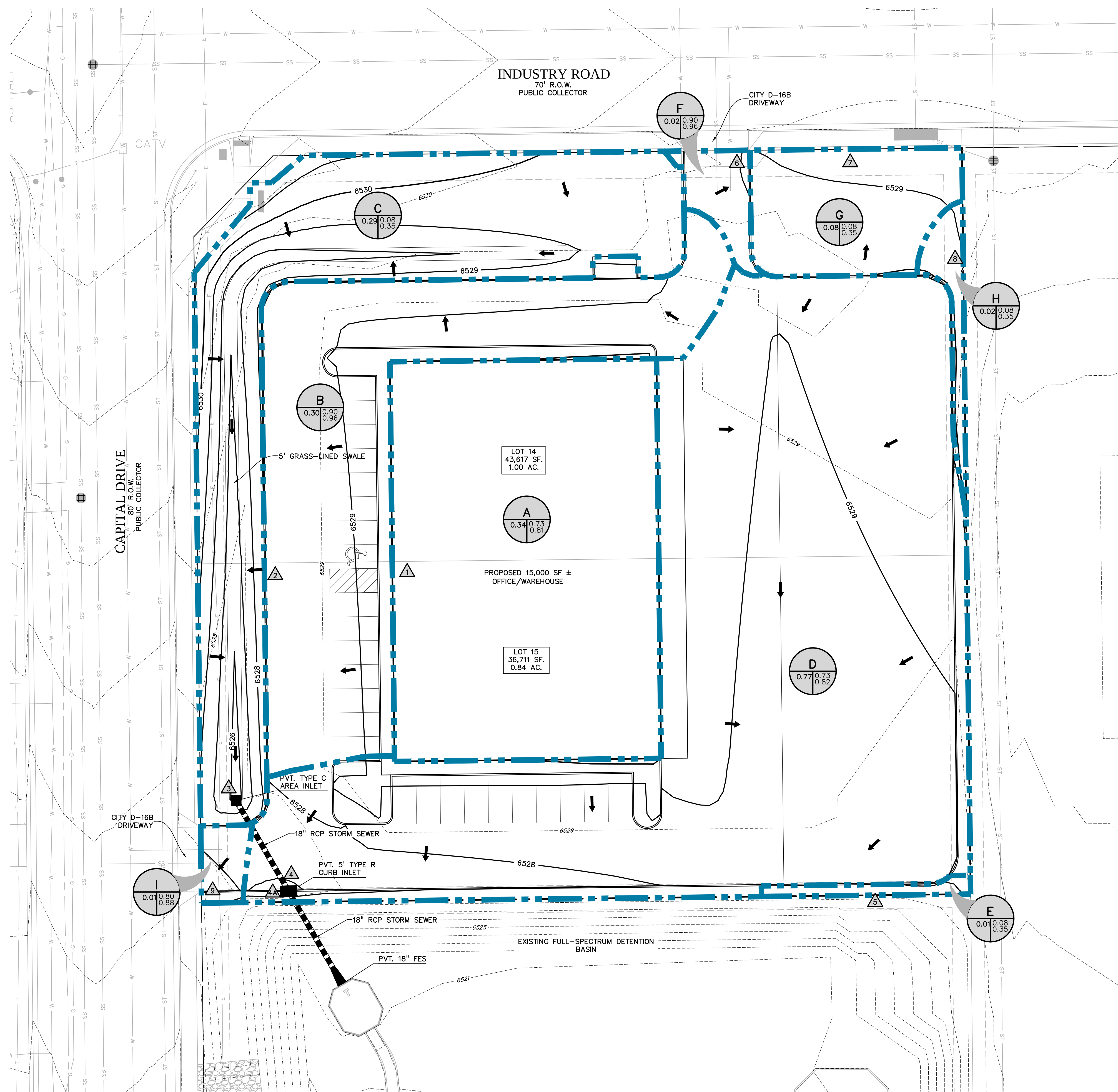
PT KROME, LLC

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DRAINAGE PLANS FOR

**KROME INDUSTRIAL
PARK - LOTS 14&15**
3285 CAPITAL DRIVE
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	07-21-26
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21636-09PDR-PIA
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1" = 20" VERTICAL: N/A	
DEVELOPED DRAINAGE MAP	
PROJECT NO. 21636-09CSCV	
DRAWING NO.	
DR1	
SHEET: 1 OF 2	



RUNOFF & DESIGN POINT SUMMARY				
BASIN	DP	AREA (AC)	Q5	Q100
A	1	0.34	0.9	1.7
B		0.30	1.1	1.9
DP1+B	2	0.64	1.9	3.4
C		0.29	0.08	0.6
DP2+C	3	0.93	1.8	3.7
D	4	0.77	1.8	3.5
DP3+DP4	4A	1.70	3.6	7.0
E	5	0.01	0.003	0.02
DP4A+DP5	PND	1.71	3.5	6.9
F	6	0.02	0.07	0.1
G	7	0.08	0.02	0.2
H	8	0.02	0.005	0.04
I	9	0.01	0.04	0.07

PREPARED BY:

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DRAINAGE PLANS FOR

**KROME INDUSTRIAL
PARK - LOTS 14&15**

3285 CAPITAL DRIVE
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	07-21-26
DESIGNED BY:	CGH
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FILE NAME:	21636-09PDR
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	

DRAWING SCALE:
HORIZONTAL: 1" = 20"
VERTICAL: N/A

DEVELOPED
DRAINAGE
MAP

PROJECT NO. 21636-09CSCV
DRAWING NO.

DR2

SHEET: 2 OF 2