

DRAINAGE REPORT
for
6140 SOUTHMOOR DR.
EL PASO COUNTY, COLORADO

PCD File No. PPR2626

2N Civil Project No. 26004

Date: June 29, 2026

PREPARED FOR:

HOPI ENTERPRISES, LLC.

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Contact: Mag Missiha

PREPARED BY:

2N CIVIL, LLC
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Engineer's Certification

“This drainage report and plan for the drainage of 6140 Southmoor Dr. was prepared by me (or under my direct supervision) in accordance with the provisions of El Paso County Construction Standards & Specifications for the owners thereof. I understand that El Paso County does not and will not assume liability for drainage facilities designed by others.”

SIGNATURE: _____
Ryan Eichele, P.E.
Registered Professional Engineer 6/24/26
State of Colorado No. 45336
(Affix Seal)

Owner's Certification

“Hopi Enterprises, LLC. hereby certifies that the drainage facilities for 6140 Southmoor Dr. shall be constructed according to the design presented in this report. I understand that El Paso County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that El Paso County reviews drainage plans, but cannot, on behalf of 6140 Southmoor Dr., insure that final drainage design review will absolve Hopi Enterprises, LLC. guarantee and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat does not imply approval of my engineer's drainage design.”

SIGNATURE: _____
Hopi Enterprises.
Owner

Please replace EPC Standard Signature Block for Drainage Reports.

<https://epc-assets.elpasoco.com/wp-content/uploads/sites/13/Standard-Signature-Blocks-November-2025.doc>

Table of Contents

A.	INTRODUCTION.....	4
	Location	4
	Description of Property	4
	Site Improvements.....	5
B.	DRAINAGE BASINS	5
	Overall Basin Description.....	5
C.	DESIGN CRITERIA.....	7
	Hydrologic Criteria	7
D.	EROSION CONTROL.....	7
E.	PERMITTING.....	8
F.	CONCLUSION.....	8
G.	REFERENCES.....	8

APPENDIX A – Vicinity Map, Soils Map, FIRM

APPENDIX B – Hydrology Calculations / Results

APPENDIX C – Hydraulics

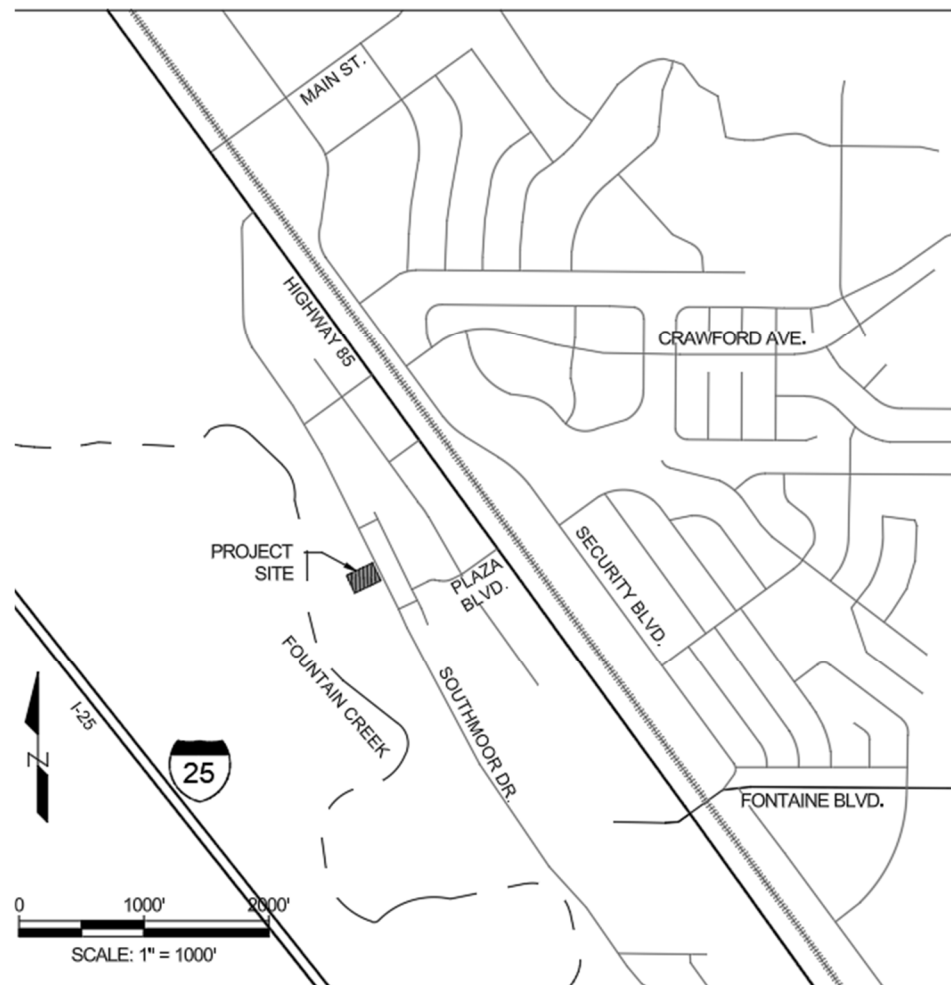
APPENDIX D – Drainage Basin Maps

A. INTRODUCTION

This Drainage Report presents the final drainage plan and design characteristics for the proposed development known as 6140 Southmoor Dr. located in the Town of Fountain, Colorado. This report was prepared in accordance with the El Paso County Storm Drainage Criteria Manual and the Mile High Flood District.

Location

6140 Southmoor Dr. is Lot 5, Block 1, part of Brown Subdivision. The development is located in a part of the Southeast quarter of Section 14, Township 15 South, Range 66 West of the 6th Principal Meridian, El Paso County, State of Colorado. The project is to the west of Southmoor Dr. See Vicinity Map below.



Description of Property

The property is an empty lot that consists of 1.96 acres. The existing ground cover on this site is composed of native grasses and trees within the floodplain. The existing terrain

generally slopes north to south at about a 2 percent grade. Fountain Creek crosses the property on the west portion of the property. The soil types present onsite are presented on the table below as designated by the National Resource Conservation Service.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Ellicott loamy coarse sand, 0 to 5 percent slopes	A	1.0	43.5%
59	Nunn clay loam, 0 to 3 percent slopes	C	0.4	16.2%
82	Schamber-Razor complex, 8 to 50 percent slopes	A	0.8	35.4%
111	Water		0.1	5.0%
Totals for Area of Interest			2.4	100.0%

Group A soils have a high infiltration rate or low runoff potential when thoroughly wet and a high rate of water transmission. Group C soils have a slow infiltration rate when thoroughly wet and a slow rate of water transmission. Please see Appendix A for additional soils information from NRCS.

Site Improvements

The project will involve the construction of a warehouse building containing office and storage space. The site will also include a driveway and parking area around the building. A water quality pond will most likely be required west of the proposed building.

B. DRAINAGE BASINS

Overall Basin Description

Fountain Creek crosses the proposed development on the west side and is a mapped flood area according to FEMA FIRM for El Paso County, Colorado Panel 0951, Map Number 08041C0951G with an effective date of December 7, 2018. See Map below.

Please also state that the proposed development is within the Fort Carson Drainage Basin.

A water quality pond will not be required.
See EPC Stormwater comments on Page 8.

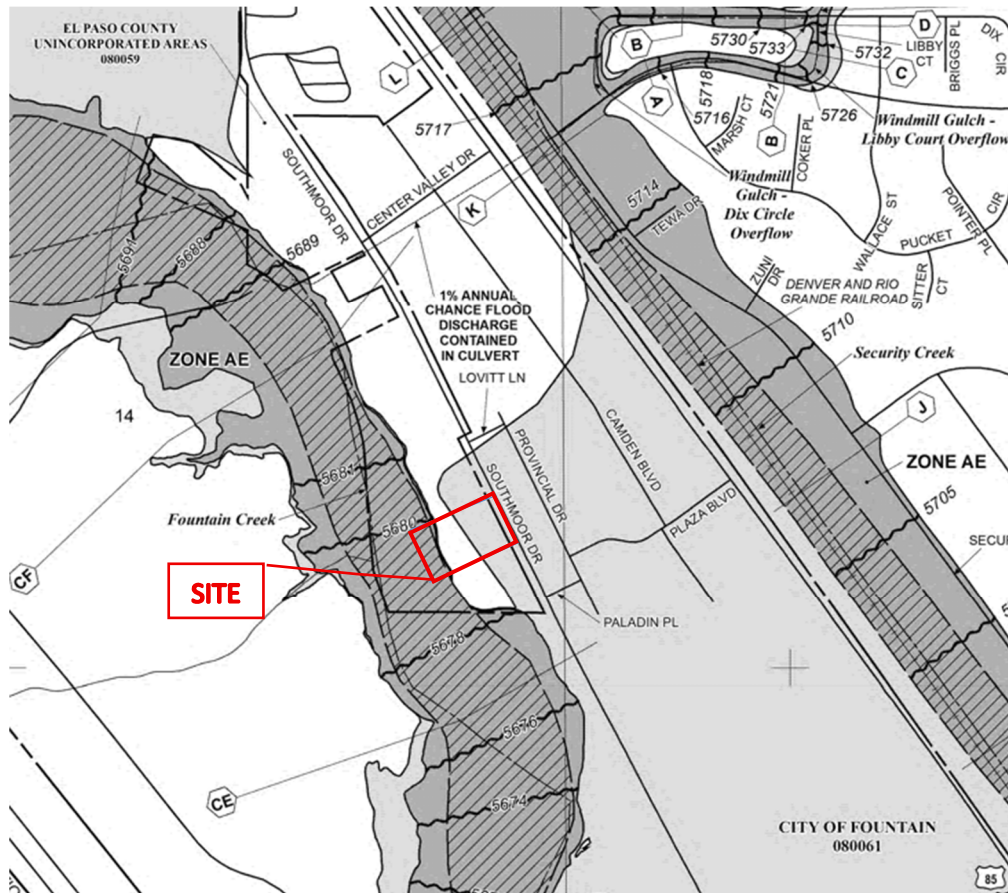


Figure 1- Portion of Map No. 08041C0951G

All drainage from the site will enter Fountain Creek which continues downstream. The floodplain on Fountain Creek will be preserved as open space as part of the development. No disturbance will occur in the area of the floodplain.

EXISTING BASIN

Basin EX-1

Basin EX-1 is 0.99 acres and is located on the northeast side of the property adjacent to Southmoor Dr. The basin consists of native grasses. The existing impervious value used for this basin is 5%. According to results from the Rational Method calculations, the runoff generated from this basin at Design Point 1 is 0.04 cfs during the 2-year minor storm, and 0.70 cfs during the 100-year major storm, respectively.

Basin EX-1 outfalls directly to Fountain Creek.

The Existing Drainage Basin Map can be found in Appendix C.

PROPOSED BASINS

Basin PR-1

Per Section 1.1 (Design Flows) in Chapter 6 of the Volume 1 update to the DCM, the minor flow is defined by the 5-year storm runoff event. Please revise accordingly (typ).

The proposed development will create a driveway and parking lot to serve the proposed building. The driveway will maintain existing ground elevations to accommodate any drainage improvements. With the lot not being initially disturbed or over-lot graded, overall drainage patterns are not being changed. Stormwater runoff from the proposed development is directed away from the building to a swale that carries water out and around the proposed driveway where flow discharges to existing grade to follow historic drainage patterns.

Basin PR-1 is 0.99 acres and encompasses a part of the site, containing the proposed warehouse, gravel parking lot, and native grasses. The basin has a calculated impervious area of 26.4%. According to the Rational Methods calculations, the runoff generated for this basin is 0.45 cfs during a 2-year minor storm, and 1.62 cfs during the 100-year major storm. The proposed water quality basin for this site will intercept flow from the developed areas of the site and treat runoff before its released downstream.

The proposed impervious value used for this basin is 26.4% per MHFD. A summary of the basin characteristics is shown in the following table.

Basin Area (ac)	Existing Impervious	Ex. 2 Year Peak Flow	Ex. 100 Year Peak Flow	Proposed Impervious	Proposed 2 Year Peak Flow	Proposed 100 Year Peak Flow
0.99	5%	0.04	0.70	26.4%	0.45	1.62

C. DESIGN CRITERIA

Hydrologic Criteria

The drainage analysis was performed using the Rational Method for basins under 90 acres. This method is consistent with the El Paso County and the Mile High Flood District criteria. El Paso County's rainfall frequency was used in conjunction with the NOAA Atlas 14 was to obtain the Point Precipitation Frequency Estimates for 1-,2-,3-, and 6-hour durations to determine the rainfall in this area.

Using UD-Rational Spreadsheet as necessary, the peak runoff was calculated for the 2-year (minor) and 100-year (major) storm events for existing and developed conditions. Calculation Results can be found in the basin descriptions above and in Appendix B.

D. EROSION CONTROL

Erosion control measures required during construction will be shown in the Final Plat and Construction Documents for this project. These measures, including (but not limited to) vehicle tracking control, silt fence, stabilized staging area, concrete washouts, inlet protection, sediment control logs, diversion ditches, check dams, riprap, rock berms,

Please update this section to be site specific.

There is no Final Plat associated with this project. Please revise.

There are no Construction Documents

No sediment basins are proposed

sediment basins, seeding and mulching, and erosion control blanket, will act to stabilize disturbed areas and mitigate sediment transport during construction.

The individual property owner is encouraged to implement steps to help prevent erosion and water pollution. Limiting the use of impervious surfaces for walks/patios allows stormwater to soak into the ground instead of running downstream and causing erosion. Permeable pavers can be used to allow water to pass through them, rather than run off the surface. Redirecting downspouts away from hard surfaces and onto grass or shallow depressed planting beds can help reduce the amount of runoff. Planting native vegetation and minimizing the use of fertilizers and pesticides will help reduce the impact of stormwater on the environment.

E. PERMITTING

This section or a new section should address stormwater quality as a whole. The project is not disturbing an acre so does not trigger an EPC Erosion and Stormwater Quality Control Permit (ESQCP) or a permanent control measure (PCM). Make the stormwater quality compliance discussion clear and tied to EPC criteria

Construction sites that disturb one acre or greater or are part of a larger common plan of development are required to obtain a Construction Stormwater Discharge Permit issued by the Colorado Department of Public Health and Environment (CDPHE). Additional permit requirements such as a ~~Grading Permit will be required by El Paso County Road and Bridge Department.~~ Since no work is planned in the floodplain no Floodplain Development Permit will be required for this project.

F. CONCLUSION

The design engineer is responsible for determining and proposing whether stormwater mitigation is required. El Paso County DPW will review, verify, and has final authority to approve mitigation requirements based on county criteria. Please revise.

This Final Drainage Report is prepared in conformance with El Paso County ~~Storm~~ Drainage Criteria Manual, with supplemental data from the MHFD USDCM Volumes 1, 2, and 3. This report provides stormwater calculations regarding the historic drainage of the site and anticipated proposed storm peak flows based on published impervious values. El Paso County building department will determine if any stormwater mitigation based on the individual lot impervious values is required. Stormwater conveyance and peak flow attenuation for the proposed area to be developed will be in conformance with the applicable El Paso County criteria.

G. REFERENCES

El Paso County. (2014). Drainage Criteria Manual, Volume 1 Update. Department of Public Works, El Paso County, Colorado.

Federal Emergency Management Agency. *Flood Insurance Rate Map*. Panel 08041C0951G. El Paso County. December 7, 2018.

Urban Storm Drainage Criteria Manual. Mile High Flood District (MHFD); September 1969. Revised August 2018.

EPC does not issue Grading Permits and does not have a Road and Bridge Department specifically. Our stormwater permits are called ESQCPs. See previous comment. Appendix I of the EPC Engineering Criteria Manual (ECM) contains all stormwater quality requirements.

Web Soil Survey. United States Department of Agriculture, Natural Resources Conservation Service, September 2021.

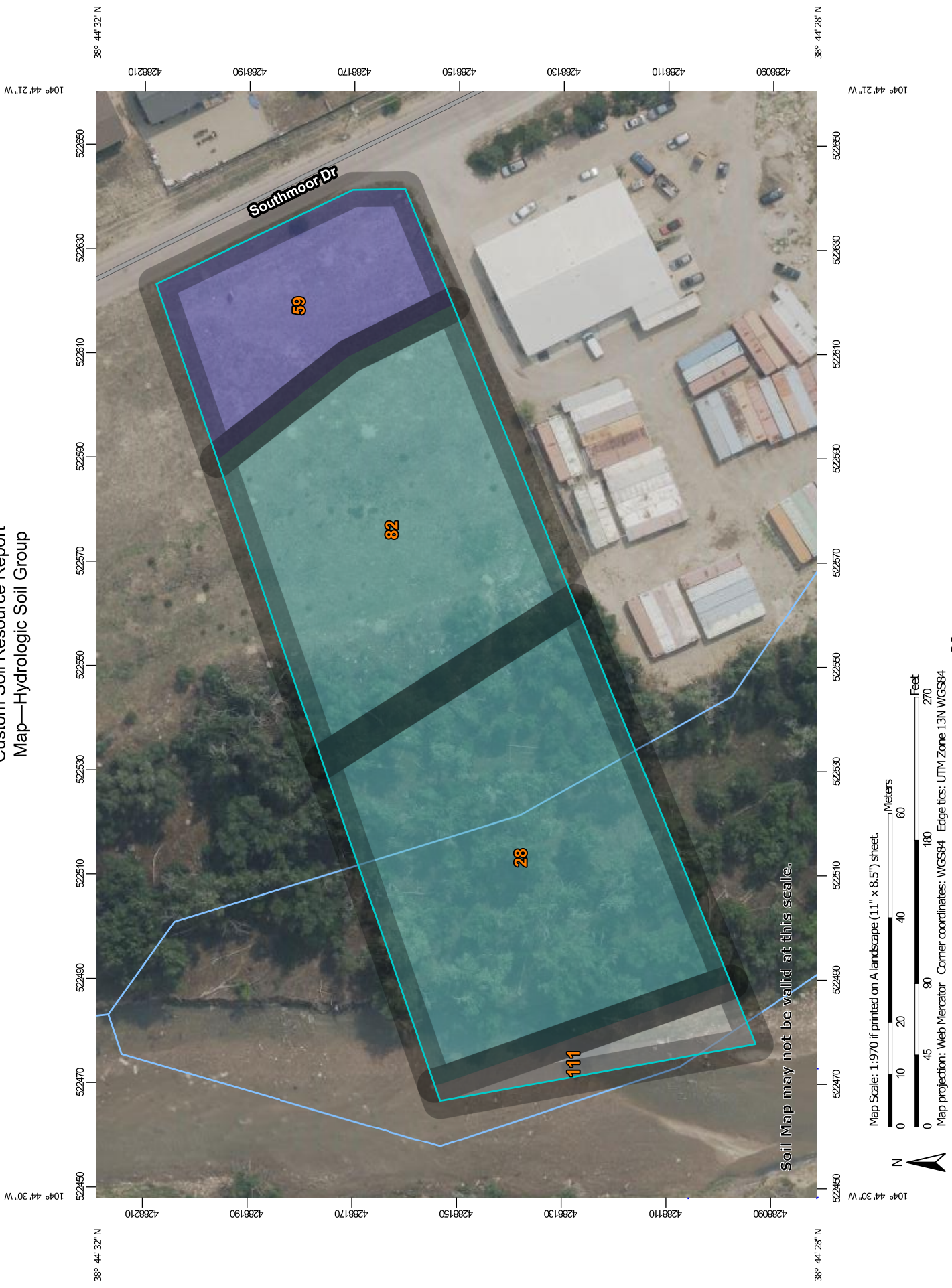
APPENDIX A

Vicinity Map

Soils Map

FIRM

Custom Soil Resource Report
Map—Hydrologic Soil Group



Custom Soil Resource Report

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.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Ellicott loamy coarse sand, 0 to 5 percent slopes	A	1.0	43.5%
59	Nunn clay loam, 0 to 3 percent slopes	C	0.4	16.2%
82	Schamber-Razor complex, 8 to 50 percent slopes	A	0.8	35.4%
111	Water		0.1	5.0%
Totals for Area of Interest			2.4	100.0%

Rating Options—Hydrologic Soil Group*Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*

NOTES TO USERS

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

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

Coastal Base Flood Elevations shown on this map apply only to coastal areas of the North American Vertical Datum of 1988 (NAVD83). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Elevation Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevation shown in the Summary of Elevation Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on the FIRM.

Boundaries of the **Flowways** were computed at cross sections and interpolated between cross sections. The flowways were based on hydraulic considerations with regard to measurements of the National Flood Insurance Program. Flowway width and other pertinent flowway data are provided in the Flood Insurance Study report for this jurisdiction.

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

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83 (GDA83) whereas differences in datum, spheroid, projection or UTM zones used in the production of FISs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIS.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD83)**. These flood elevations may be compared to structure and elevation elevations referenced to the same vertical datum. For information regarding conversion between vertical datums, refer to the National Geospatial Survey website at <http://www.ngs.noaa.gov> or contact the National Geospatial Survey at the following address:

NGS Information Services
NGA-1, NGS-212
National Geospatial Survey
6500 15th Avenue
Silver Spring, MD 20910-2202

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Service Branch of the National Geospatial Survey at the following address:

NGS Information Services
NGA-1, NGS-212
National Geospatial Survey
6500 15th Avenue
Silver Spring, MD 20910-2202

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

This map reflects more detailed and up-to-date stream channel configurations and floodplain elevations than those shown on the previous FIRM for this jurisdiction. The flowways and floodways that were transferred from the previous FIRM may have been updated to reflect more detailed stream channel configurations. As a result, the Flood Profiles and Flowway Data tables in the Flood Insurance Study report which contain authoritative hydraulic data may reflect stream channel elevations that differ from what is shown on this map. The profile elevations depicted on this map represent the hydraulic modeling baseline that match the flood profiles and Flowway Data Tables if available in the FIS report. As a result, the profile elevations may deviate significantly from the new base map channel representation and may appear outside of the map.

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

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

Coastal FEMA Map Service Center (MSC) via the FEMA Map Information eXchange (FIRM) 1-877-336-2677 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. The MSC may also be reached by fax at 800-338-6050 and its website at <http://www.msc.fema.gov>.

If you have **questions about this map** or **questions concerning the National Flood Insurance Program** in general, please call 1-877-FEMA-MAP (1-877-336-2677) or visit the FIS website at <http://www.fema.gov/national-fis>.

El Paso County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)
SECTOR 13 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR FIRM 951 OF 1300	0.00

Panel Location Map

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

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

The 1% annual chance flood (100-year flood) is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

OTHER FLOOD AREAS:

ZONE A: Areas of 1% to 1.5 foot (locally areas of ponding); base Flood Elevation elevations.

ZONE AE: Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system (see note concerning Zone AE).

ZONE AH: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone AH).

ZONE AR: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone AR).

ZONE AV: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone AV).

ZONE AW: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone AW).

ZONE AX: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone AX).

ZONE AY: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone AY).

ZONE AZ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone AZ).

ZONE BA: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BA).

ZONE BB: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BB).

ZONE BC: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BC).

ZONE BD: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BD).

ZONE BE: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BE).

ZONE BF: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BF).

ZONE BG: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BG).

ZONE BH: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BH).

ZONE BI: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BI).

ZONE BJ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BJ).

ZONE BK: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BK).

ZONE BL: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BL).

ZONE BM: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BM).

ZONE BN: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BN).

ZONE BO: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BO).

ZONE BP: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BP).

ZONE BQ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BQ).

ZONE BR: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BR).

ZONE BS: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BS).

ZONE BT: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BT).

ZONE BU: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BU).

ZONE BV: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BV).

ZONE BW: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BW).

ZONE BX: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BX).

ZONE BY: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BY).

ZONE BZ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone BZ).

ZONE CA: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CA).

ZONE CB: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CB).

ZONE CC: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CC).

ZONE CD: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CD).

ZONE CE: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CE).

ZONE CF: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CF).

ZONE CG: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CG).

ZONE CH: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CH).

ZONE CI: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CI).

ZONE CJ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CJ).

ZONE CK: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CK).

ZONE CL: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CL).

ZONE CM: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CM).

ZONE CN: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CN).

ZONE CO: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CO).

ZONE CP: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CP).

ZONE CQ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CQ).

ZONE CR: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CR).

ZONE CS: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CS).

ZONE CT: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CT).

ZONE CU: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CU).

ZONE CV: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CV).

ZONE CW: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CW).

ZONE CX: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CX).

ZONE CY: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CY).

ZONE CZ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone CZ).

ZONE DA: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DA).

ZONE DB: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DB).

ZONE DC: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DC).

ZONE DD: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DD).

ZONE DE: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DE).

ZONE DF: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DF).

ZONE DG: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DG).

ZONE DH: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DH).

ZONE DI: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DI).

ZONE DJ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DJ).

ZONE DK: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DK).

ZONE DL: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DL).

ZONE DM: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DM).

ZONE DN: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DN).

ZONE DO: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DO).

ZONE DP: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DP).

ZONE DQ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DQ).

ZONE DR: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DR).

ZONE DS: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DS).

ZONE DT: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DT).

ZONE DU: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DU).

ZONE DV: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DV).

ZONE DW: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DW).

ZONE DX: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DX).

ZONE DY: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DY).

ZONE DZ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone DZ).

ZONE EA: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EA).

ZONE EB: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EB).

ZONE EC: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EC).

ZONE ED: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone ED).

ZONE EE: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EE).

ZONE EF: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EF).

ZONE EG: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EG).

ZONE EH: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EH).

ZONE EI: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EI).

ZONE EJ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EJ).

ZONE EK: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EK).

ZONE EL: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EL).

ZONE EM: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EM).

ZONE EN: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EN).

ZONE EO: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EO).

ZONE EP: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EP).

ZONE EQ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EQ).

ZONE ER: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone ER).

ZONE ES: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone ES).

ZONE ET: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone ET).

ZONE EU: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EU).

ZONE EV: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EV).

ZONE EW: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EW).

ZONE EX: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EX).

ZONE EY: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EY).

ZONE EZ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone EZ).

ZONE FA: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FA).

ZONE FB: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FB).

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ZONE FD: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FD).

ZONE FE: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FE).

ZONE FG: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FG).

ZONE FH: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FH).

ZONE FI: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FI).

ZONE FJ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FJ).

ZONE FK: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FK).

ZONE FL: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FL).

ZONE FM: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FM).

ZONE FN: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FN).

ZONE FO: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FO).

ZONE FP: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FP).

ZONE FQ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FQ).

ZONE FR: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FR).

ZONE FS: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FS).

ZONE FT: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FT).

ZONE FU: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FU).

ZONE FV: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FV).

ZONE FW: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FW).

ZONE FX: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FX).

ZONE FY: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FY).

ZONE FZ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone FZ).

ZONE GA: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GA).

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ZONE GD: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GD).

ZONE GE: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GE).

ZONE GF: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GF).

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ZONE GI: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GI).

ZONE GJ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GJ).

ZONE GK: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GK).

ZONE GL: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GL).

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ZONE GN: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GN).

ZONE GO: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GO).

ZONE GP: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GP).

ZONE GQ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GQ).

ZONE GR: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GR).

ZONE GS: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GS).

ZONE GT: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GT).

ZONE GU: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GU).

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ZONE GW: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GW).

ZONE GX: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GX).

ZONE GY: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GY).

ZONE GZ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone GZ).

ZONE HA: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HA).

ZONE HB: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HB).

ZONE HC: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HC).

ZONE HD: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HD).

ZONE HE: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HE).

ZONE HF: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HF).

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ZONE HH: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HH).

ZONE HI: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HI).

ZONE HJ: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HJ).

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ZONE HL: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HL).

ZONE HM: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HM).

ZONE HN: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HN).

ZONE HO: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HO).

ZONE HP: Areas to be protected from 1% annual chance flood by a flood flood protection system (see note concerning Zone HP).

ZONE HQ: Areas to be protected from 1% annual chance flood by a flood

APPENDIX B

Hydrology Calculations / Results

Calculation of Peak Runoff using Rational Method

Designer:

Company:

Date:

Project:

Location:

Select MHFD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) =

WQE

2-yr

5-yr

10-yr

25-yr

50-yr

100-yr

500-yr

a

b

c

Rainfall Intensity Equation Coefficients =

28.50

10.00

0.786

$I(in/hr) = \frac{a * P_1}{(b + t_c)^c}$

$Q(cfs) = CIA$

Subcatchment Name	Time of Concentration				Rainfall Intensity, I (in/hr)								Peak Flow, Q (cfs)							
	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	(Optional) Override t _c (min)	WQE	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	WQE	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
EX-1	21.46	26.08	21.46		1.14	2.26	2.84	3.32	3.79	4.26	4.78		0.02	0.04	0.05	0.07	0.11	0.29	0.70	
PR-1	18.23	22.23	18.23		1.24	2.46	3.09	3.61	4.13	4.64	5.20		0.23	0.45	0.59	0.71	0.88	1.15	1.62	

MHFD-Rational v3.00 -EX and PR.xlsm, Rational Calcs

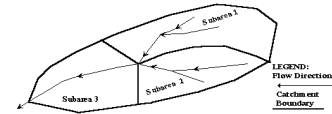
6/29/2026, 2:06 PM

Determination of Runoff Coefficients for Rational Method

MHFD-Rational, Version 3.00 (August 2025)

Designer: _____
 Company: 2N Civil, LLC
 Date: 6/29/2026
 Project: 6140 Southmoor Drive
 Location: El Paso County, Colorado

Cells of this color are for required user-input
 Cells of this color are for optional override values



Provide subcatchment names on the Rational Calcs worksheet to open up the table below.

Subcatchment Name	# of Subareas	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness		Runoff Coefficient, C								(Optional) Override Runoff Coefficient, C								Comments
				Imperviousness Source	Imperviousness Category	Calculated Imperviousness	(Optional) Override Imperviousness	WQE & 2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	WQE & 2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	
EX-1	1	0.99	A	Surface Type	Historic Flow Analysis	5.0%	5.0%	0.02	0.02	0.02	0.03	0.07	0.15	0.29	0.02	0.02	0.02	0.03	0.07	0.15	0.29	
PR-1	3	0.99	A	Surface Type	Historic Flow Analysis	26.4%	26.4%	0.18	0.19	0.20	0.21	0.25	0.32	0.42	0.18	0.19	0.20	0.21	0.25	0.32	0.42	
		0.65	A	Surface Type	Historic Flow Analysis	5%		0.02	0.02	0.02	0.03	0.07	0.15	0.29								
		0.27	A	Surface Type	Gravel - Low Traffic Areas	60%		0.43	0.45	0.47	0.50	0.54	0.58	0.64								
		0.07	A	Surface Type	Roofs	95%		0.79	0.81	0.82	0.83	0.84	0.85	0.87								

Per the NRCS Soils Map in Appendix A, the eastern portion of the drainage basin is classified as NRCS HSG C soils. Please use runoff coefficient values corresponding to HSG C soils to provide a more conservative estimate of the 5-year and 100-year flows.

Percent Impervious values should be updated per Table 6-6 of the Volume 1 Update of the DCM, as follows:

- Historic Flow Analysis: 2.0%
- Gravel: 80%
- Roofs: 90%

Please revise the hydrologic calculations accordingly.

Please use the runoff coefficient values provided in Table 6-6 of the Volume 1 Update of the DCM.

APPENDIX C

Hydraulics – Culvert Calculations

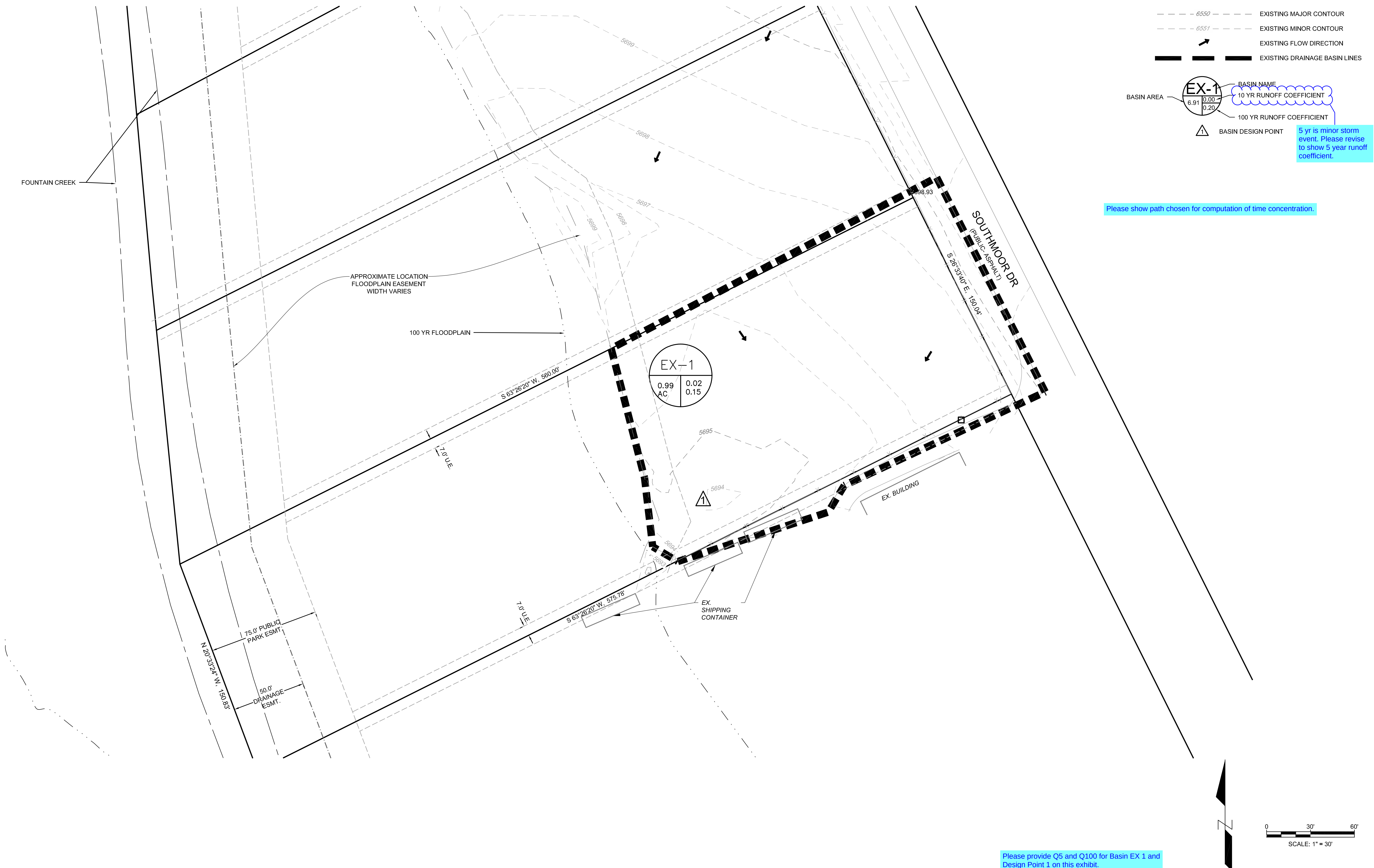
No culverts are proposed with this project per the provided site development plan. Please remove.

APPENDIX D

Drainage Basin Maps

EXISTING BASIN MAP

LOT 5, BLOCK 1, BROWN SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO,
A PART OF NORTHEASTERLY LINES, SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.



NOT FOR
CONSTRUCTION

MAG MISSIHA
6140 SOUTHMOOR DRIVE
FOUNTAIN, COLORADO 80817

EXISTING DRAINAGE MAP
6140 SOUTHMOOR DR
EL PASO COUNTY, COLORADO

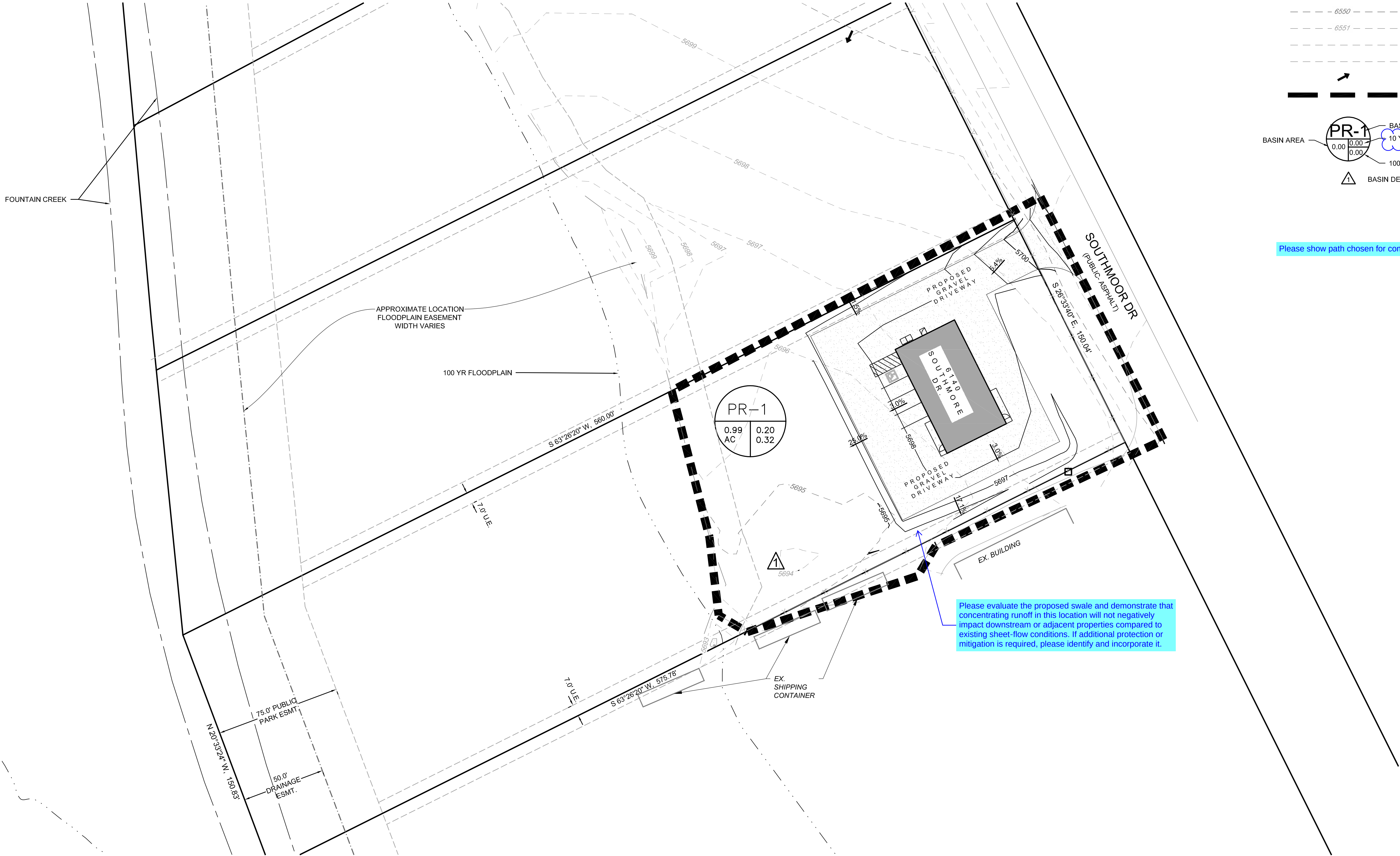
ISSUED DATE:	5/28/2026
DESIGNED BY:	CVP
REVIEWED BY:	RCE

X BASIN MAP

6140 SOUTHMOOR DRIVE

PROPOSED BASIN MAP

LOT 5, BLOCK 1, BROWN SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO,
A PART OF NORTHEASTERLY LINES, SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.



LEGEND

- 6550 --- EXISTING MAJOR CONTOUR
- 6551 --- EXISTING MINOR CONTOUR
- 6552 --- PROPOSED MAJOR CONTOUR
- 6553 --- PROPOSED MINOR CONTOUR
- FLOW DIRECTION
- PROPOSED DRAINAGE BASIN LINES

BASIN AREA: PR-1
 0.00 AC (10 YR RUNOFF COEFFICIENT)
 0.00 AC (100 YR RUNOFF COEFFICIENT)

BASIN DESIGN POINT

5 yr is minor storm event. Please revise to show 5 year runoff coefficient.

Please show path chosen for computation of time concentration.

Please evaluate the proposed swale and demonstrate that concentrating runoff in this location will not negatively impact downstream or adjacent properties compared to existing sheet-flow conditions. If additional protection or mitigation is required, please identify and incorporate it.

Please provide Q5 and Q100 for Basin EX 1 and Design Point 1 on this exhibit.



303.925.0544
www.2ncivil.com



NOT FOR CONSTRUCTION

PREPARED FOR:
MAG MISSIHA
6140 SOUTHMOOR DRIVE
FOUNTAIN, COLORADO 80817

PROPOSED DRAINAGE MAP
6140 SOUTHMOOR DR
EL PASO COUNTY, COLORADO

DATE:
BY:

REVISIONS:

PROJECT NUMBER: 26004
ISSUED DATE: 6/15/2026
DESIGNED BY: CVP
REVIEWED BY: ROE

PR BASIN MAP