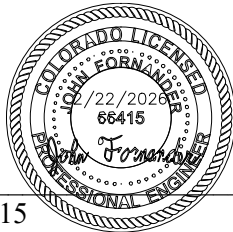


**DRAINAGE LETTER
FOR
7886 RANNOCH MOOR WAY
EL PASO COUNTY, COLORADO**

VR262

DESIGN ENGINEER'S STATEMENT:

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the applicable master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.



John Fornander, P.E. 66415
On behalf of Terra Nova Engineering, Inc.

Date

OWNER/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

The Owner / Developer must
execute this signature block.

Date

Printed Name, Title

Business Name

Address

EL PASO COUNTY:

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

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

Date

Conditions:

Please insert initial "J."

PCD #: VR262

February 22, 2026

RE: 7886 Rannoch Moor Way
Colorado Springs, CO 80908

To Whom It May Concern:

We have reviewed the previously approved "Preliminary/Final Drainage Report for Highland Park Filing No. 3" prepared by Law & Mariotti Consultants, Inc. revised May 5 2016, relating to 7886 Rannoch Moor Way (AKA Lot 151 Rannoch Moor Way) and have gathered information from aerial views and on site visits. Terra Nova Engineering is of the opinion that stormwater drainage will be in an acceptable condition after the alteration of the existing drainage channel per the grading and erosion control plan that I have submitted along with this letter. See the attached GEC plan below. The 100-year flow will be maintained inside of the new drainage easement with 1 foot of freeboard as shown by the calculations included in this submittal. The flow path is to be altered from the existing path in order to make use of the lot for a residence at a future date. A revised plat is also included with this submittal. The area of disturbance on this site is 1.73 acres. This site is excluded from PCM applicability because it is "land disturbance to undeveloped land where undeveloped land remains undeveloped following the activity." Therefore, no water quality treatment will be required. The changes will not affect the drainage as prescribed in the approved drainage report and will not affect any other neighboring or downstream sites.

If you require any additional information, please feel free to contact me directly.

Sincerely,

Terra Nova Engineering, Inc.

Add a new paragraph: Discuss the existing MAINTENANCE RESPONSIBILITY for the existing DE on lot 151 based on the original plat documents and how you are going to make it effective on the new DE.

John Fornander, P.E.

Project Engineer

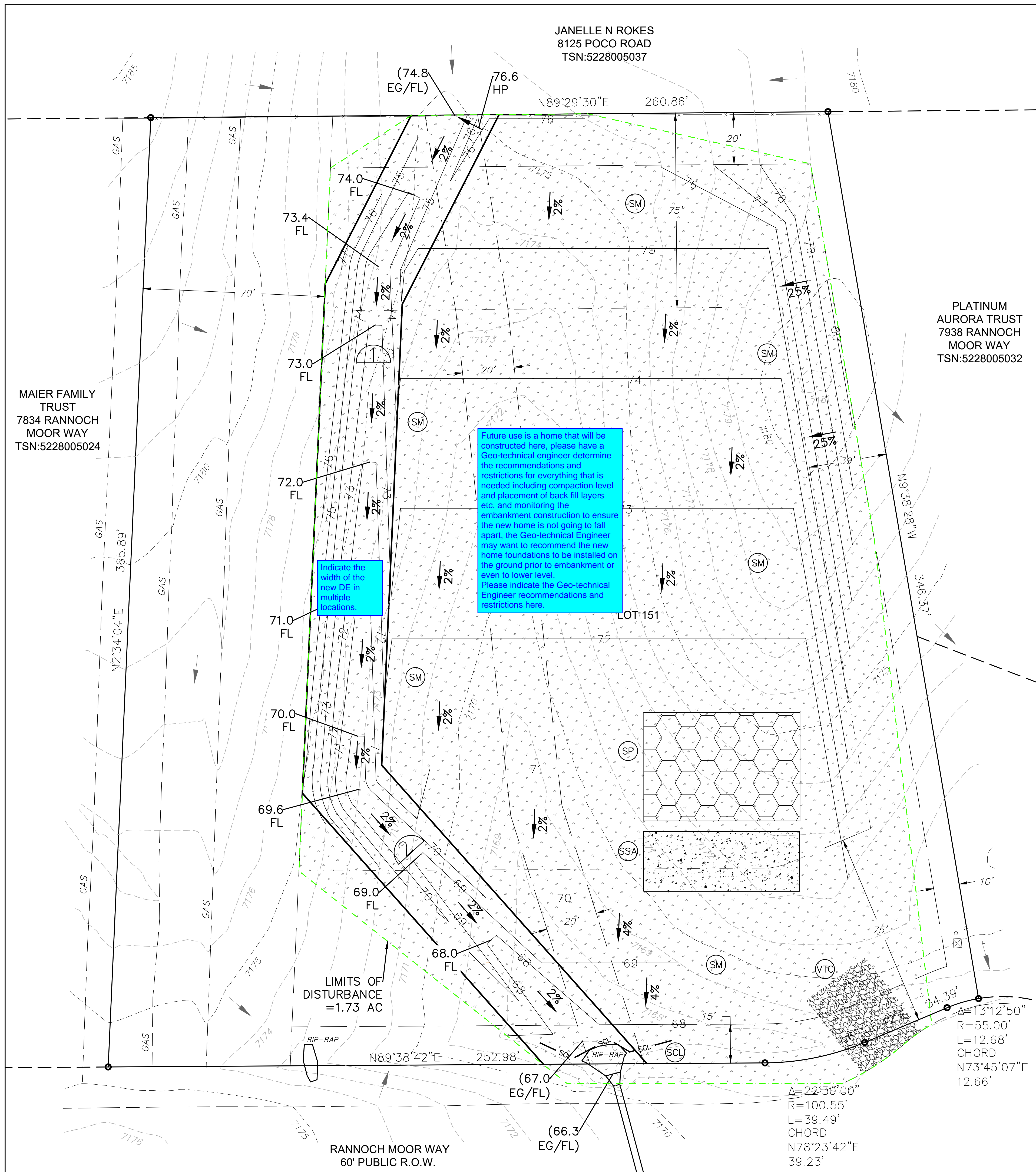
This exclusion applies to pervious areas with little to no changes to grades and no development. This project is moving an existing channel to support the future construction of a single-family home and so ECM App I.7.1.B.5 Large Lot Exclusion would be applicable.

Provide EDARP project number for original drainage report

Attach a copy of this report and indicate the page number in the report which talks about the capacity of this swale within lot 151.

Please provide in parenthesis the capacity of the existing swale and the capacity of the proposed swale for the 100 year storm.

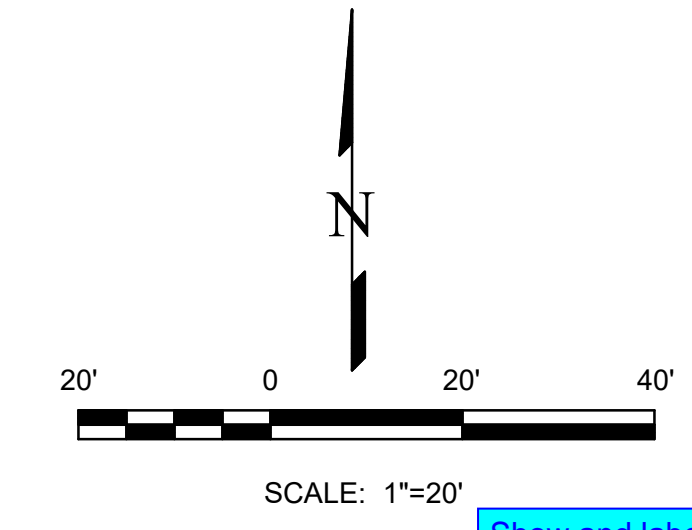
This site disturbs more than 1 ac so please include the four-step process in the letter.



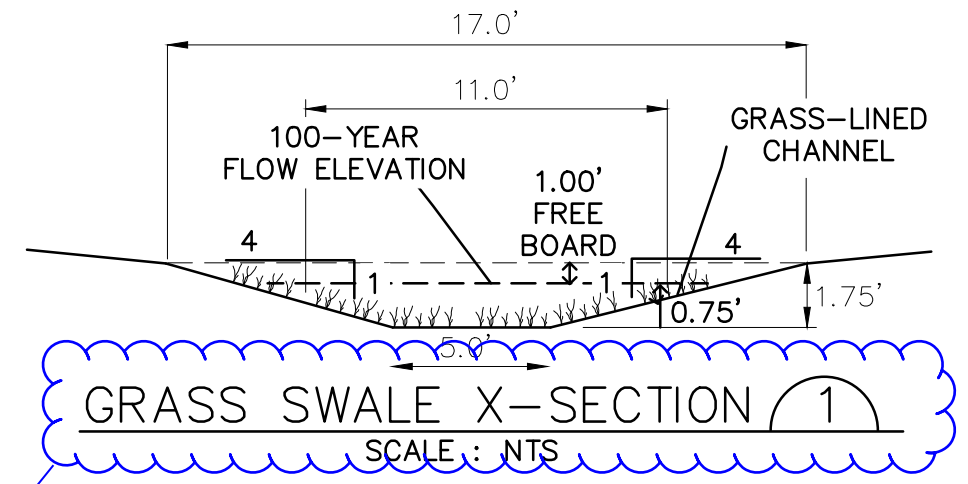
GENERAL NOTES

- CONTRACTOR TO MARK UP PLAN SHOWING ACTUAL FIELD INSTALLATION OF EROSION CONTROL BMPs.
- BROADCAST SEEDING SHALL BE PLACED OVER DISTURBED AREAS ONCE THE CONSTRUCTION IS DONE.
- TOTAL LIMITS OF DISTURBANCE ESTIMATED TO BE APPROXIMATELY 1.73 AC.
- WHEN WORK HAS BEEN COMPLETED, CONTRACTOR SHALL RETURN ANY DISTURBED AREAS TO THEIR ORIGINAL GRADES ON AREAS THAT ARE NOT RE-GRADED PER THESE PLANS. USE SURFACE ROUGHENING OR TRACK WHEELING ON SLOPES AND SWALE WITHIN DRAINAGE EASEMENT.
- MAX ALLOWABLE EXCAVATED/STOCKPILED SLOPE IS 2:1.
- VEGETATIVE COVER IS APPROXIMATELY 70% CONSISTING OF NATIVE GRASSES.

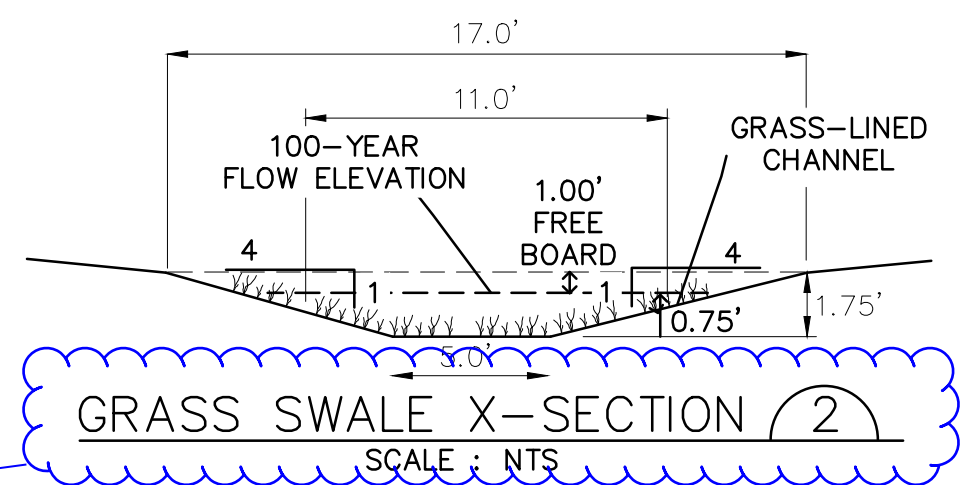
Show and label this section line on the plan to the left.



Show and label this section line on the plan to the left.



Q (100-YEAR) = 24.6 CFS
SLOPE = 2.0%
n VALUE = 0.030
DEPTH = 0.75'
VELOCITY = 4.6 FT/S



Q (100-YEAR) = 24.6 CFS
SLOPE = 2.0%
n VALUE = 0.030
DEPTH = 0.75'
VELOCITY = 4.6 FT/S

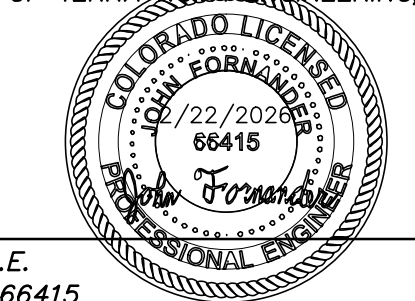
EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL
FINAL	PERMANENT SEEDING AND MULCHING (FINAL)	
INTERIM	STABILIZED STAGING AREA (INTERIM)	
INTERIM	VEHICLE TRACKING CONTROL (INTERIM)	
INTERIM	STOCKPILE PROTECTION (INTERIM)	
INITIAL & INTERIM	SEDIMENT CONTROL LOG (INITIAL & INTERIM)	

LEGEND

- EXISTING CONTOUR-MAJOR
- EXISTING CONTOUR-MINOR
- EXISTING FLOW DIRECTION
- EXISTING PROPERTY LINE/ROW
- EXISTING EASEMENT
- LIMITS OF DISTURBANCE/CONSTRUCTION
- PROPOSED EASEMENT
- ADJACENT PROPERTY LINE/ROW

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

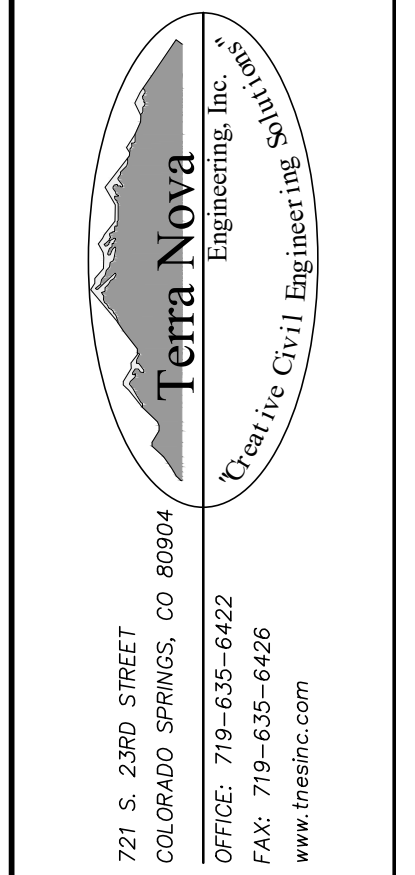


JOHN FORNANDER, P.E.
COLORADO P.E. NO. 66415

NO.	REVISIONS	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, CONTRACTOR SHALL NOT USE THESE DRAWINGS FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
ASPEN VALLEY CUSTOM HOMES
ATTN: SCOTT STRATE
PO BOX 49
MONUMENT, CO 80132
(719) 314-9830



7886 RANNOCH MOOR WAY
GRADING, EROSION, & SEDIMENT CONTROL PLAN

DESIGNED BY JF
DRAWN BY JF
CHECKED BY
H-SCALE AS SHOWN
V-SCALE NA
JOB NO. 2602.00
DATE ISSUED 2/22/26
SHEET NO. 2 OF 3