EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

# Drainage Memo
# for
# Lot 1, Seder Subdivision
## (A Replat of Lot 7, Akers Acres Subdivision No. 1)
## 2725 Akers Drive
## El Paso County, Colorado 80922

Prepared for:
CES Property Endeavors, LLC
7755 Gary Watson Point
Colorado Springs, Colorado 80915

Prepared by:

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

Kiowa Project No. 24060
January 31, 2025

PCD File PPR255

**STATEMENTS AND APPROVALS**

**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 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.

Kiowa Engineering Corporation, 1604 South 21st Street, Colorado Springs, Colorado 80904

[redacted] January 31, 2025

Andrew W. McCord (PE #25057) Date

For and on Behalf of Kiowa Engineering Corporation

**DEVELOPER'S STATEMENT:**

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

CES Property Endeavors, LLC

Name of Developer

[redacted] [redacted]

Authorized Signature Date

Printed Name: Cory Shorette

Title: President

Address: 9818 Morning Vista Drive, Peyton, Colorado 80831

**EL PASO COUNTY:**

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

Joshua Palmer, P.E. Date

El Paso County Engineer/ECM Administrator

## I. General Description

This drainage memo studies a portion of the Seder Subdivision, namely Lot 1. Lot 1 of Seder Subdivision currently contains the northern portion of the subdivision access off Akers Drive, a gravel parking area, a building, gravel storage area, and some lawn areas. The development of the site is a proposed attached building addition with patios and sidewalks, paved parking area to the west with paved access off Akers Drive, retaining walls to effectively flatten the site, and landscaped areas. This drainage memo is in support of the Site Development Plan being submitted for Lot 1, Seder Subdivision. This memo has been prepared in accordance with County's Drainage Criteria Manual (DCM) Volume 1 (revised January 2021) and Volume 2 (revised December 2020) and is being submitted for approval. The property is currently platted as Lot 1 Seder Subdivision. The existing conditions are depicted in the attached Existing Site Conditions Figure 3 as well as the proposed conditions depicted on the attached Proposed Site Layout Figure 4. It is not proposed to replat the current plat with this development.

How does the runoff from the site get to the existing sand filter basin? Currently the proposed contours appears to sheet flow off-site and do not appear to flow to the east.

## II. Location

The project site is in the Southeast Quarter of Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado and is currently platted. The site is currently owned by CES Property Endeavors, LLC, and is currently platted as Lot 1 Seder Subdivision. The site encompasses an area of 2.763 acres. There is a shared Roadway & Maintenance easement located just south of the property and the southwest corner of the property which encompasses 2,100 sf or 0.048 acres. We are including the shared Roadway & Maintenance easement in our drainage analysis of the property for a total area of 2.811 acres. The site is bordered to the west by Akers Drive and residential subdivision (Hannah Ridge at Feathergrass Filing No. 1), to the north by undeveloped property (Lot 6 Akera Acres Subdivision No. 1), to the east by Lot 2 Seder Subdivision (currently rehabilitated but undeveloped), and to the south by ABC Roofing Supply Company. The project site is currently developed with a building, gravel parking, and storage areas. The site drains generally from the west to east and to an existing water quality (sand filter basin)/detention facility located in the southeast corner of Lot 2 that outfalls to an existing inlet on Marksheffel Road. The detention facility discharges east to Sand Creek, then Fountain Creek, and ultimately to the Arkansas River. The location of the site is depicted in the attached Vicinity Map (Figure 1),

## III. Drainage Memo Justification

The most recently approved drainage report that studied the Seder Subdivision site was the *Final Drainage Letter Seder Subdivision (A Replat of Lot 7, Akers Acres Subdivision No. 1),* prepared by Baseline Engineering Corporation, and approved 2/7/2024. hereafter referred to as 'report.' This report was for the 9.34-acre parcel of property located between Akers Drive and Marksheffel Road to the east. This report analyzed the entire Seder Subdivision. The subdivision contains an existing water quality (sand filter basin)/detention facility located in the southeast corner of Lot 2 adjacent to Marksheffel Road.

Mention all reports. the most recent report did not provide calculations for the existing sand filter basin so it does not have full engineering information for the site. Add the EDARP project number when referencing existing projects/reports.

The Final Drainage Letter analyzed the entire property. Of interest is the Drainage Plan in the 'report' does show a potential future building east of the existing building on Lot 1. Lot 1 is almost entirely with Sub-basin A. Sub-basin A shows an impervious area of 60% in the report's calculations. The three other 'minor' sub-basin that comprise Lot 2 show very small imperviousness values. A value of 60% Imperviousness for Lot 2 is effectively the value used throughout the approved Drainage Letter.

In our analysis of the proposed developed layout for Lot 1, an impervious value that was equal to or less than 60% would mean that the proposed site was equal to or an improvement over the approved report calculations. Our Runoff Coefficient and Percent Impervious Calculations are shown as Table 1. The impervious value for the entirety of Lot 1 is 41.7% and for Sub-basin A is 44.8%. Using the most conservative values in the Baseline and Kiowa calculations, it is shown that future developed impervious value of 45% is less than the report imperviousness value of 60%. Therefore, the Baseline report should remain as the governing approved report for the entirety of the Seder Subdivision.

## IV. Floodplain Statement

According to the Federal Emergency Management Agency (FEMA), the proposed development does not lie within a designated floodplain. The Floodplain Insurance Rate Map (FIRM) for El Paso County panel 08041C0756G dated December 7, 2018, was reviewed to determine any potential floodplain delineation. A FEMA National Flood Hazard Firmette can be found in the Appendix on Figure 2.

## V. Drainage Fees

The site lies within the Sand Creek Drainage Basin, which has 2025 Drainage Fees of $27,554 per impervious acre and 2025 Bridge Fees of $11,270 per impervious acre. Drainage fees have been paid with the previous platting of Lot 1, Seder Subdivision. While the impervious acreage has decreased slightly from the previously paid fees, no reduction or repayment of fees is authorized by the County.

Discuss and state that the existing detention pond is functioning properly and can accept flow from the site and is detaining and releasing as required

State the flows from the lot and if they are less or more then the original approved drainage report. Reference or list the excerpt from the report.

Include 4 step process

Add statement that the stormwater runoff will not have adverse impacts to adjacent or downstream properties

See comments on final drainage map. Please update narrative as applicable.

For future submittal ensure all appendix pages are rotated for readability.

## APPENDIX

**Figure 1: Vicinity Map**

**Figure 2: FEMA National Flood Hazard Firmette**

**Figure 3 – Existing Site Conditions**

**Figure 4 – Proposed Site Layout**

**Table 1 - Developed Condition – Percent Impervious Calculation**

**Table 2 – Currently Approved Drainage Report's Impervious Values**

# 2725 Akers Dr Vicinity Map


1: 7,523

0.2 0 0.12 Miles

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet

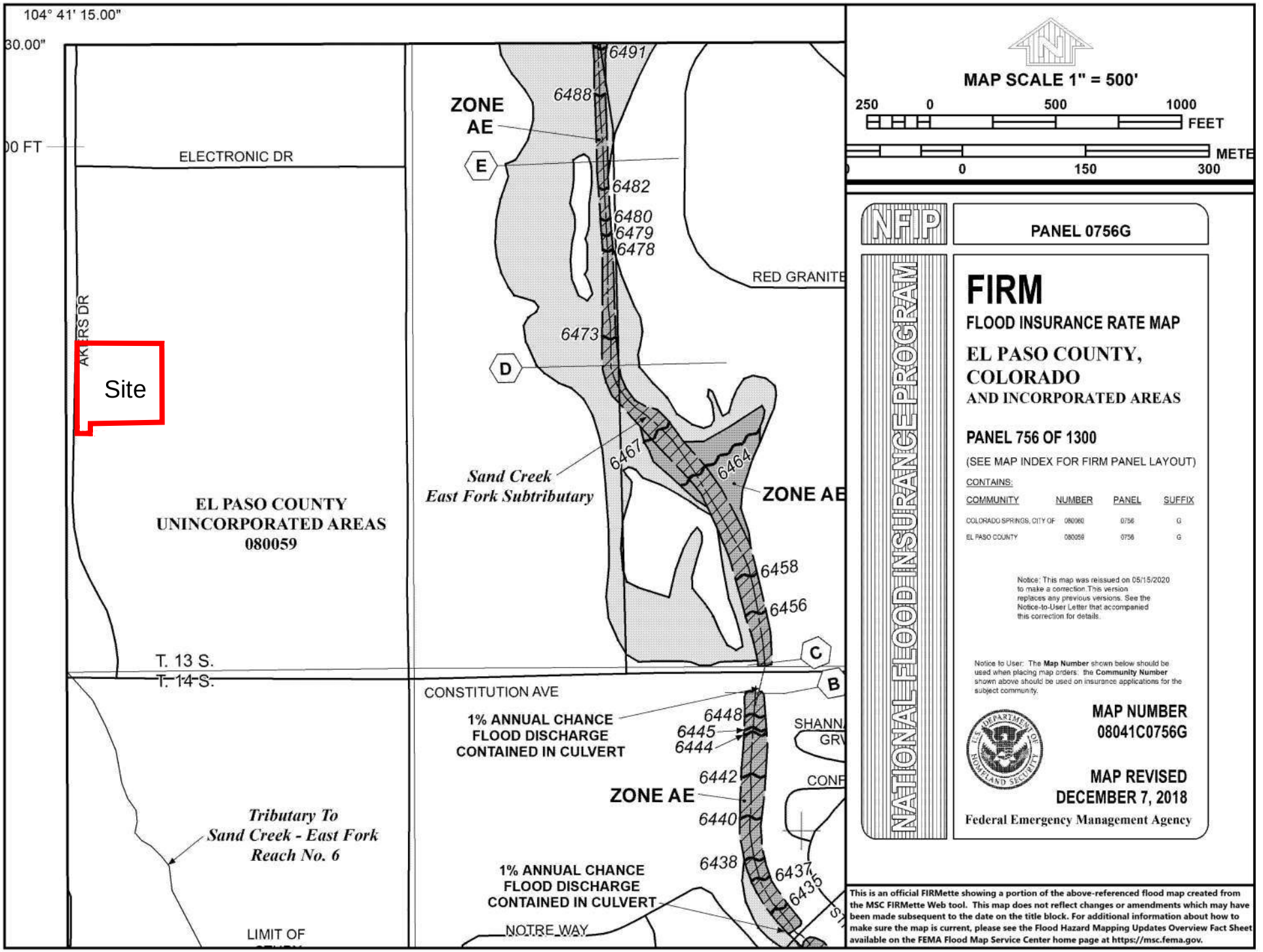
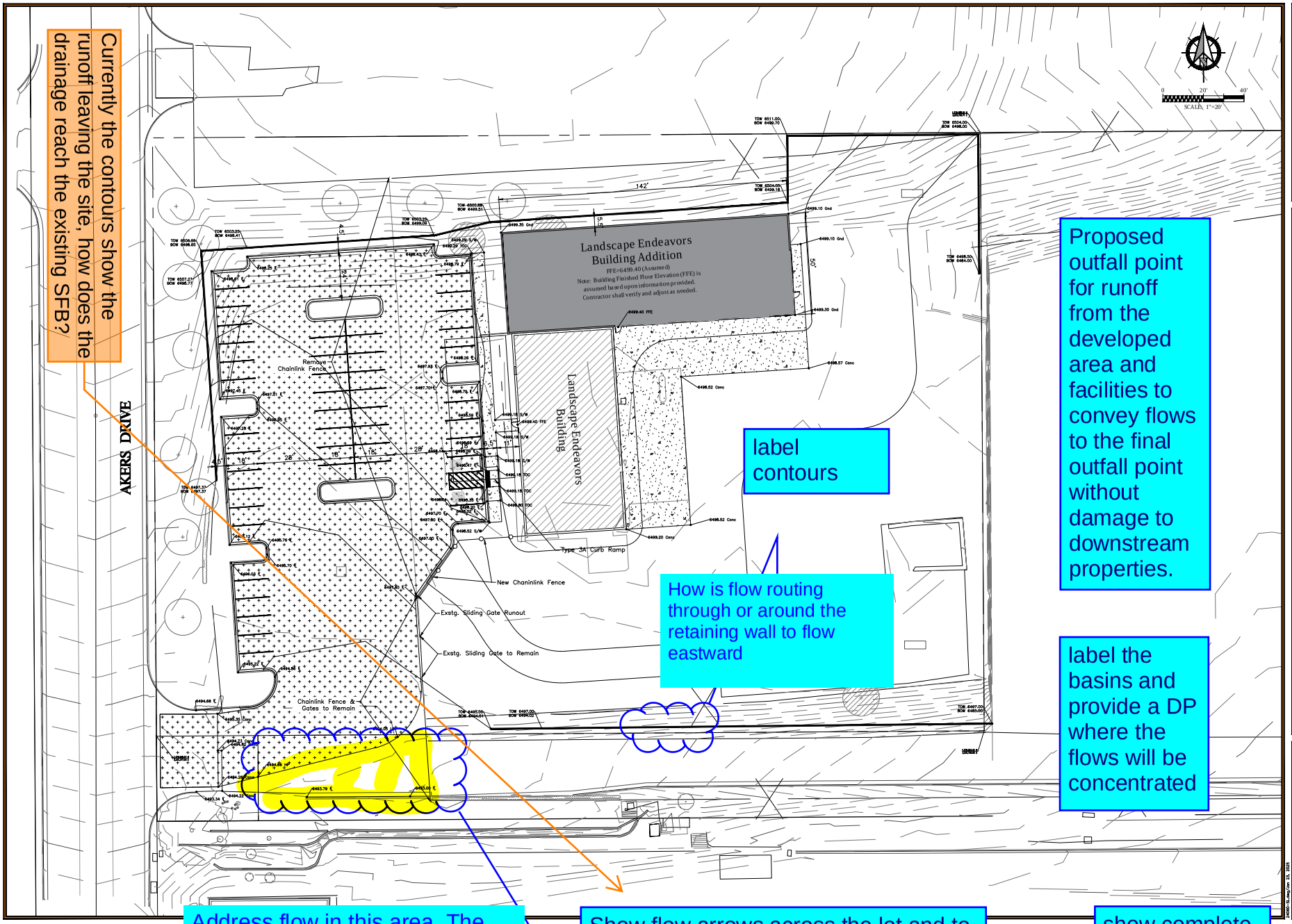

104° 41' 15.00"
30.00"
00 FT
ELECTRONIC DR
AKERS DR
Site
EL PASO COUNTY
UNINCORPORATED AREAS
080059
T. 13 S.
T. 14 S.
Tributary To
Sand Creek - East Fork
Reach No. 6
LIMIT OF
ZONE
AE
E
D
C
B
6491
6488
6482
6480
6479
6478
6473
6467
6464
6458
6456
RED GRANITE
Sand Creek
East Fork Subtributary
ZONE AE
CONSTITUTION AVE
1% ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED IN CULVERT
6448
6445
6444
6442
ZONE AE
6440
6438
6437
6435
1% ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED IN CULVERT
NOTRE WAY
MAP SCALE 1" = 500'
250 0 500 1000
FEET
0 150 300
METE
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0756G
FIRM
FLOOD INSURANCE RATE MAP
EL PASO COUNTY,
COLORADO
AND INCORPORATED AREAS
PANEL 756 OF 1300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
COLORADO SPRINGS, CITY OF 080060 0756 G
EL PASO COUNTY 080059 0756 G
Notice: This map was reissued on 05/15/2020 to make a correction.This version replaces any previous versions. See the Notice-to-User Letter that accompanied this correction for details.
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
08041C0756G
MAP REVISED
DECEMBER 7, 2018
Federal Emergency Management Agency
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

**Figure 3**


Imagery ©2025 Airbus, Map data ©2025 Google 20 ft

Provide existing condition drainage map Use excerpt from the original approved drainage report.




Currently the contours show the runoff leaving the site, how does the drainage reach the existing SFB?

label contours

How is flow routing through or around the retaining wall to flow eastward

Proposed outfall point for runoff from the developed area and facilities to convey flows to the final outfall point without damage to downstream properties.

label the basins and provide a DP where the flows will be concentrated

Address flow in this area. The GEC plan shows this area not being paved or stabilized. Site flows cannot discharge to the ROW

Show flow arrows across the lot and to detention basin

show complete drainage map to the existing pond

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

Landscape Endeavors
Proposed Site Layout
El Paso County, Colorado

| | |
|---|---|
| Project No.: | 24060 |
| Date: | January 21, 2025 |
| Design: | AWMc |
| Drawn: | CAD |
| Check: | TAC |
| Revisions: | |

Table 1
Runoff Coeficient and Percent Impervious Calculation
Developed Condition

## DEVELOPED RUNOFF COEFFICIENT SUMMARY

| Basin / DP | Basin or DP Area (DP contributing basins) | | Soil Type | PV % Imperv | PV Land Use Area | PV % Area | PV Comp Land Use % Imp | LA % Imperv | LA Land Use Area | LA % Area | LA Comp Land Use % Imp | GR % Imperv | GR Land Use Area | GR % Area | GR Comp Land Use % Imp | RO % Imperv | RO Land Use Area | RO % Area | RO Comp Land Use % Imp | DR % Imperv | DR Land Use Area | DR % Area | DR Comp Land Use % Imp | Basin % Imperv | Basin Runoff Coefficient C2 | C5 | C10 | C100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **All Disturbed Areas** | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **Tributary to Detention Basin (Full Spectrum EDB Treatment)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | 110,077 sf | 2.53ac | A | 100% | 0.61ac | 24% | 24% | 2% | 1.40ac | 55% | 1% | 80% | 0.00ac | 0% | 0% | 90% | 0.27ac | 11% | 10% | 100% | 0.25ac | 10% | 10% | 44.8% | 0.40 | 0.43 | 0.49 | 0.61 |
| D | 6,848 sf | 0.16ac | A | 100% | 0.00ac | 0% | 0% | 2% | 0.15ac | 97% | 2% | 80% | 0.00ac | 0% | 0% | 90% | 0.00ac | 3% | 3% | 100% | 0.00ac | 0% | 0% | 4.6% | 0.05 | 0.11 | 0.19 | 0.37 |
| E | 2,181 sf | 0.05ac | A | 100% | 0.03ac | 62% | 62% | 2% | 0.02ac | 38% | 1% | 80% | 0.00ac | 0% | 0% | 90% | 0.00ac | 0% | 0% | 100% | 0.00ac | 0% | 0% | 62.8% | 0.56 | 0.59 | 0.64 | 0.73 |
| F | 3,353 sf | 0.08ac | A | 100% | 0.00ac | 0% | 0% | 2% | 0.08ac | 100% | 2% | 80% | 0.00ac | 0% | 0% | 90% | 0.00ac | 0% | 0% | 100% | 0.00ac | 0% | 0% | 2.0% | 0.03 | 0.09 | 0.17 | 0.36 |
| Lot 2 | 122,458 sf | 2.81ac | A | 100% | 0.64ac | 23% | 23% | 2% | 1.64ac | 58% | 1% | 80% | 0.00ac | 0% | 0% | 90% | 0.28ac | 10% | 9% | 100% | 0.25ac | 9% | 9% | 41.7% | 0.37 | 0.41 | 0.46 | 0.59 |
| **On-Site Summary** | **134,839 sf** | **2.81ac** | **A** | **100 %** | **0.64ac** | **23%** | **23%** | **2 %** | **1.64ac** | **58%** | **1%** | **80 %** | **0.00ac** | **0%** | **0%** | **90 %** | **0.28ac** | **10%** | **9%** | **100 %** | **0.25ac** | **9%** | **9%** | 41.7% | 0.37 | 0.41 | 0.46 | 0.59 |
| **Tributary to Detention Basin:** | | **2.81ac** | | | | | | | | | | | | | | | | | | | | | | | | | | |

Basin Runoff Coefficient is a weighted average

**Runoff Coefficients and Percents Impervious (DCM Table 6-6)**

| Hydrologic Soil Type: | | | Runoff Coef Calc Method: Weighted | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Land Use | Abb | % | C2 | C5 | C10 | C25 | C50 | C100 |
| Business: Downtown | BD | 95% | 0.79 | 0.81 | 0.83 | 0.85 | 0.87 | 0.88 |
| Business: Suburban | BS | 70% | 0.45 | 0.49 | 0.53 | 0.58 | 0.60 | 0.62 |
| Drives and Walks | DR | 100% | 0.89 | 0.90 | 0.92 | 0.94 | 0.95 | 0.96 |
| Streets - Gravel (Packed) | GR | 80% | 0.57 | 0.59 | 0.63 | 0.66 | 0.68 | 0.70 |
| Historic Flow Analysis | HI | 2% | 0.03 | 0.09 | 0.17 | 0.26 | 0.31 | 0.36 |
| Lawns (match Historic Flow) | LA | 2% | 0.03 | 0.09 | 0.17 | 0.26 | 0.31 | 0.36 |
| Off-site flow-Undeveloped | OF | 45% | 0.26 | 0.32 | 0.38 | 0.44 | 0.48 | 0.96 |
| Park | PA | 7% | 0.05 | 0.12 | 0.20 | 0.30 | 0.34 | 0.39 |
| Streets - Paved | PV | 100% | 0.89 | 0.90 | 0.92 | 0.94 | 0.95 | 0.96 |
| Roofs | RO | 90% | 0.71 | 0.73 | 0.75 | 0.78 | 0.80 | 0.81 |

Weighted %Imp
A
B
C
D

Equation:

Cc=(C1A1+C2A2+C3A3+...Ci+Ai) / At
(City of Colorado Springs DCM Equation 6-6) Where:
Cc = composite runoff coefficient for total area
Ci = runoff coefficient for subarea (surface type or land use)
Ai = area of surface type corresponding to Ci
At = total area of all sub areas
i = number of surface types in the drainage area

Add drainage map including these basins so this spreadsheet can be compared to the proposed drainage map.

# Table 2

PROJECT: SEDER SUBDIVISION
JOB NO.: 35072
CALC. BY: SPC
DATE: 8/15/2023

= FORMULA CELLS
= USER INPUT CELLS

**Runoff Coefficients & Impervious Values for Rational Method - per CS DCM Vol I, Table 6-6.**

| | Impervious Percentage | $C_2$ | $C_5$ | $C_{10}$ | $C_{25}$ | $C_{50}$ | $C_{100}$ |
|---|---|---|---|---|---|---|---|
| Drive and Walks | 100% | 0.89 | 0.90 | 0.92 | 0.94 | 0.95 | 0.96 |
| Roofs | 90% | 0.71 | 0.73 | 0.75 | 0.78 | 0.80 | 0.81 |
| S- Gravel | 80% | 0.57 | 0.59 | 0.63 | 0.66 | 0.68 | 0.70 |
| Lawns | 0% | 0.02 | 0.08 | 0.15 | 0.25 | 0.30 | 0.35 |

| | Impervious Percentage | $C_2$ | $C_5$ | $C_{10}$ | $C_{25}$ | $C_{50}$ | $C_{100}$ |
|---|---|---|---|---|---|---|---|
| I- Light Areas | 80% | 0.57 | 0.59 | 0.63 | 0.66 | 0.68 | 0.70 |
| Land Use | 0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Land Use | 0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Land Use | 0% | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

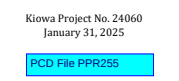
**Hydrologic Soil Group**: A or B

## PROPOSED COMPOSITE IMPERVIOUSNESS

| | | Weighted Impervious and C Values | | | | | | | Areas (ac) | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Basin** | **Area (ac)** | **Imp.** | $C_2$ | $C_5$ | $C_{10}$ | $C_{25}$ | $C_{50}$ | $C_{100}$ | Drive and Walks | Roofs | S- Gravel | Lawns | I- Light Areas | Land Use | Land Use | Land Use |
| **Existing Conditions Subbasins** | | | | | | | | | | | | | | | | |
| A | 3.45 | 60% | 0.45 | 0.48 | 0.53 | 0.57 | 0.60 | 0.63 | 0.24 | 0.23 | 2.02 | 0.95 | | | | |
| B | 3.19 | 75% | 0.54 | 0.56 | 0.60 | 0.63 | 0.66 | 0.68 | | | 2.99 | 0.20 | | | | |
| C | 1.59 | 59% | 0.43 | 0.46 | 0.51 | 0.55 | 0.58 | 0.61 | | | 1.18 | 0.41 | | | | |
| D | 1.03 | 7% | 0.07 | 0.13 | 0.19 | 0.29 | 0.34 | 0.38 | 0.00 | | 0.09 | 0.93 | | | | |
| E | 0.05 | 0% | 0.02 | 0.08 | 0.15 | 0.25 | 0.30 | 0.35 | | | | 0.05 | | | | |
| F | 0.08 | 0% | 0.02 | 0.08 | 0.15 | 0.25 | 0.30 | 0.35 | | | | 0.08 | | | | |
| OS-1 | 1.50 | 80% | 0.57 | 0.59 | 0.63 | 0.66 | 0.68 | 0.70 | | | | | 1.50 | | | |
| OS-2 | 7.88 | 80% | 0.57 | 0.59 | 0.63 | 0.66 | 0.68 | 0.70 | | | | | 7.88 | | | |
| LOT 1 | 2.76 | 71% | 0.53 | 0.56 | 0.60 | 0.64 | 0.66 | 0.68 | 0.26 | 0.23 | 1.87 | 0.40 | | | | |
| EX. WQ BASIN | 8.23 | 66% | 0.48 | 0.51 | 0.55 | 0.59 | 0.62 | 0.64 | 0.24 | 0.23 | 6.20 | 1.56 | | | | |

# V1_Drainage Letter.pdf Markup Summary

## eschoenheit (18)

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PCD File PPR255

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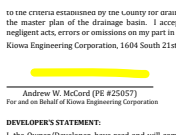


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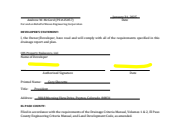

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Discuss and state that the existing detention pond is functioning properly and can accept flow from the site and is detaining and releasing as required

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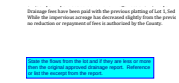


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State the flows from the lot and if they are less or more then the original approved drainage report. Reference or list the excerpt from the report.

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Include 4 step process

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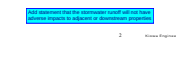


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Add statement that the stormwater runoff will not have adverse impacts to adjacent or downstream properties

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See comments on final drainage map. Please update narrative as applicable.

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Provide existing condition drainage map
Use excerpt from the original approved drainage report.

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Show flow arrows across the lot and to detention basin

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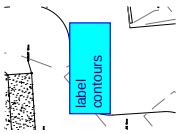


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label contours

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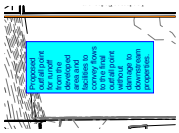


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Proposed outfall point for runoff from the developed area and facilities to convey flows to the final outfall point without a damage to downstream properties.

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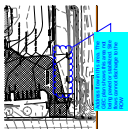

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Address flow in this area. The GEC plan shows this area not being paved or stabilized. Site flows cannot discharge to the ROW

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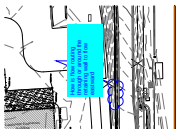


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How is flow routing through or around the retaining wall to flow eastward

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**Author:** eschoenheit
**Page Index:** 9
**Date:** 2/18/2025 4:12:32 PM
**Color:**
**Layer:**

show complete drainage map to the existing pond

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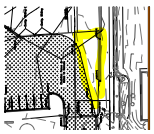

**Author:** eschoenheit
**Page Index:** 9
**Date:** 2/18/2025 4:29:18 PM
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**Layer:**

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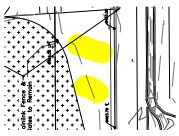

**Author:** eschoenheit
**Page Index:** 9
**Date:** 2/18/2025 4:29:20 PM
**Color:**
**Layer:**

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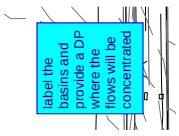


**Author:** eschoenheit
**Page Index:** 9
**Date:** 2/18/2025 4:36:02 PM
**Color:**
**Layer:**

label the basins and provide a DP where the flows will be concentrated

## Mikayla Hartford (7)


**Author:** Mikayla Hartford
**Page Index:** 1
**Date:** 2/18/2025 2:50:02 PM
**Color:**
**Layer:**

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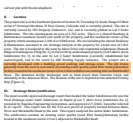

**Author:** Mikayla Hartford
**Page Index:** 3
**Date:** 2/19/2025 10:39:41 AM
**Color:**
**Layer:**

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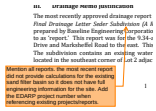


**Author:** Mikayla Hartford
**Page Index:** 3
**Date:** 2/19/2025 11:40:12 AM
**Color:**
**Layer:**

Mention all reports. the most recent report did not provide calculations for the existing sand filter basin so it does not have full engineering information for the site. Add the EDARP project number when referencing existing projects/reports.

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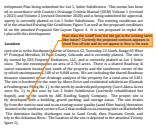


**Author:** Mikayla Hartford
**Page Index:** 3
**Date:** 2/19/2025 11:41:25 AM
**Color:**
**Layer:**

How does the runoff from the site get to the existing sand filter basin? Currently the proposed contours appears to sheet flow off-site and do not appear to flow to the east.

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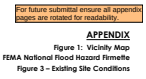


**Author:** Mikayla Hartford
**Page Index:** 5
**Date:** 2/19/2025 11:02:11 AM
**Color:**
**Layer:**

For future submittal ensure all appendix pages are rotated for readability.

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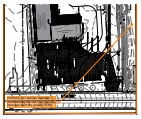


**Author:** Mikayla Hartford
**Page Index:** 9
**Date:** 2/19/2025 11:42:36 AM
**Color:**
**Layer:**

Currently the contours show the runoff leaving the site, how does the drainage reach the existing SFB?

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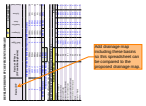


**Author:** Mikayla Hartford
**Page Index:** 10
**Date:** 2/19/2025 11:44:08 AM
**Color:**
**Layer:**

Add drainage map including these basins so this spreadsheet can be compared to the proposed drainage map.