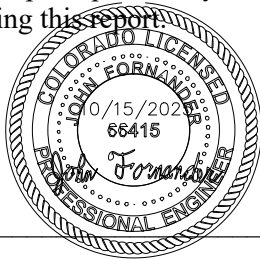


**DRAINAGE LETTER
FOR
17224 COPPER VALLEY COURT
EL PASO COUNTY, COLORADO**

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

10-15-2025

Date

Scott Maynes
Printed Name, Title

All About Home Design, LLC
Business Name

13530 Northgate Estates Dr., COS. CO. 80921
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:

September 5, 2025

RE: 17224 Copper Valley Court
Colorado Springs, CO 80132

To Whom It May Concern:

We have reviewed the previously approved "Final Drainage Report for Grandwood Ranch" prepared by Matrix dated December 2020, relating to 17224 Copper Valley Court (AKA Lot 29 Grandwood Ranch) 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, installation of temporary soil stockpiles, and installation of a residence 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. As the findings from the swale calculations showed that velocities and slopes were slightly above the maximum values the El Paso County Drainage Criteria Manual allow for grassed swales, check dams have been added to the channel to reduce the numbers to acceptable values. Additionally, the lot will be used to stockpile soil temporarily on the southern portion of the lot. The flow path is to be altered from the existing path in order to make use of the lot for a residence which is also shown on the plans. A revised plat is also included with this submittal. The area of disturbance on this site is over 1 acre. 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.

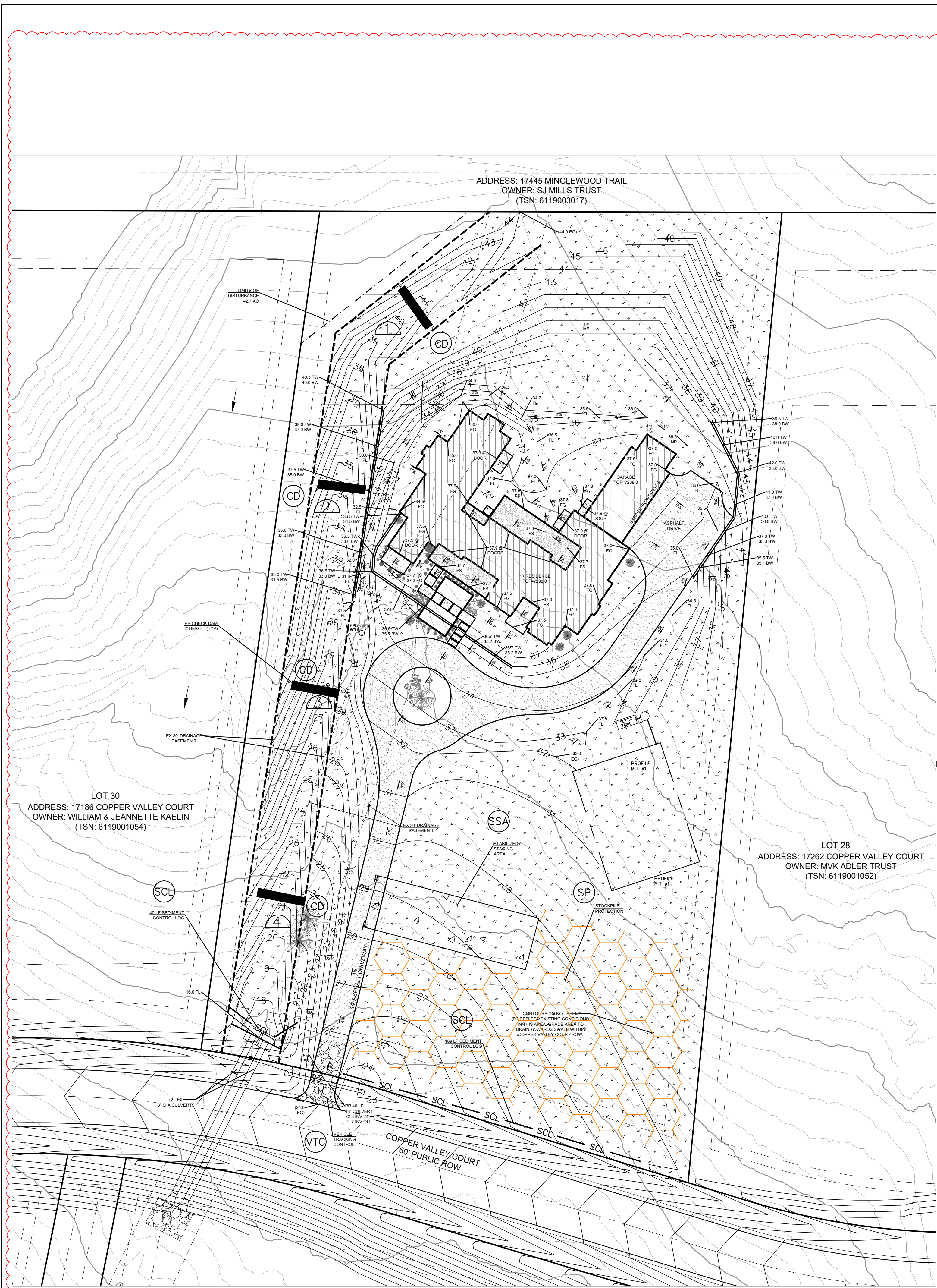
Sincerely,

Terra Nova Engineering, Inc.

John Fornander, P.E.

Project Engineer

PROPOSED DRAINAGE MAP

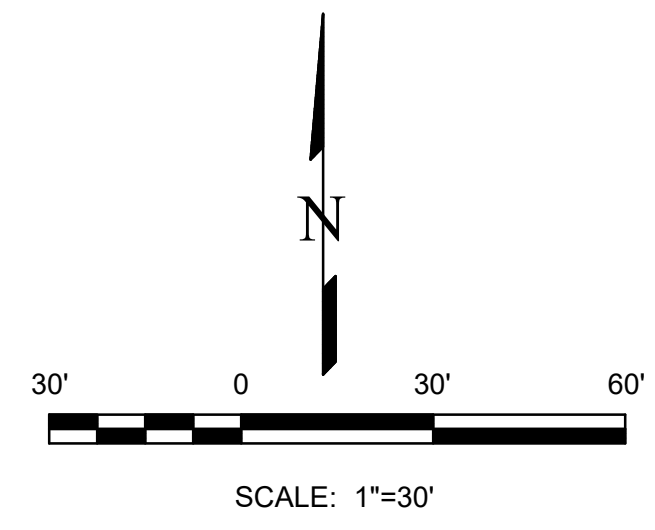


ADDRESS: 17445 MINGLEWOOD TRAIL
OWNER: SJ MILLS TRUST
(TSN: 6119003017)

LOT 30
ADDRESS: 17186 COPPER VALLEY COURT
OWNER: WILLIAM & JEANNETTE KAELIN
(TSN: 6119001054)

LOT 28
ADDRESS: 17262 COPPER VALLEY COURT
OWNER: MVK ADLER TRUST
(TSN: 6119001052)

COPPER VALLEY COURT
60' PUBLIC ROW



EROSION CONTROL LEGEND

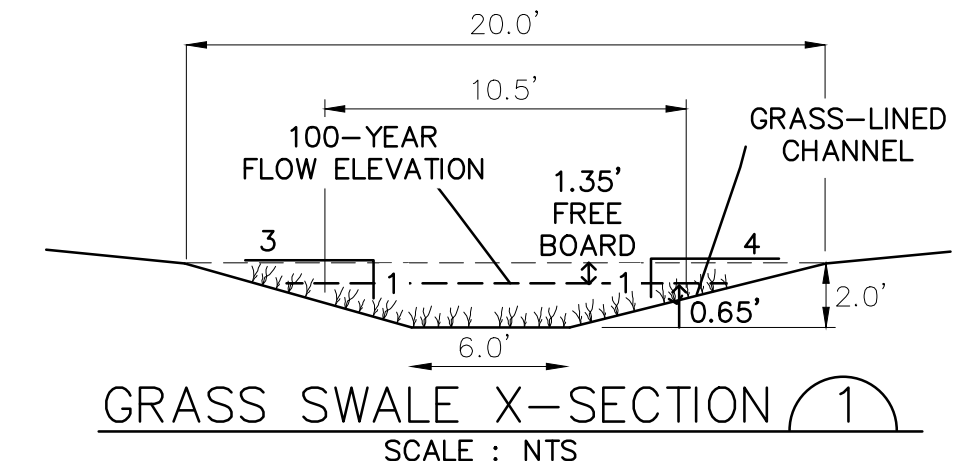
KEY	TITLE	SYMBOL
FINAL	PERMANENT SEEDING AND MULCHING (FINAL)	
INTERIM	STABILIZED STAGING AREA (INTERIM)	
INTERIM	VEHICLE TRACKING CONTROL (INTERIM)	
INTERIM	STOCKPILE PROTECTION (INTERIM)	
INITIAL & INTERIM	SEDIMENT CONTROL LOG (INITIAL & INTERIM)	
FINAL	ROCK CHECK DAM (FINAL)	

LEGEND

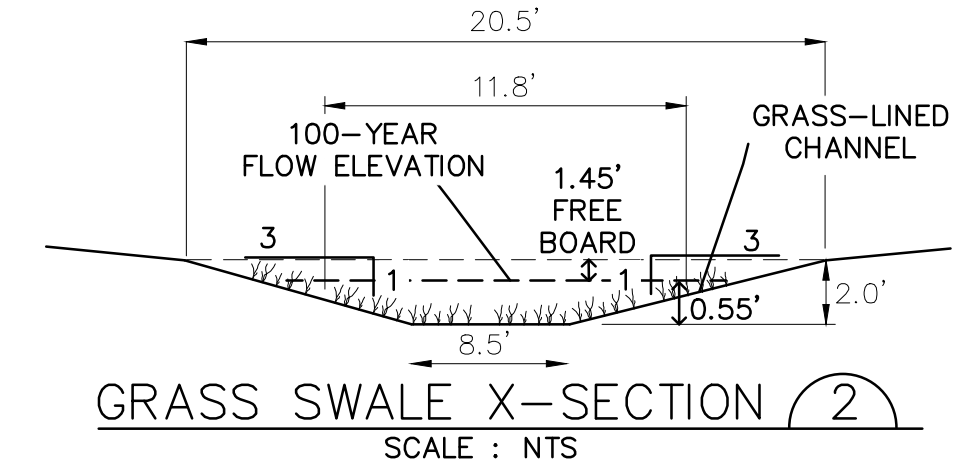
	EXISTING CONTOUR-MAJOR
	EXISTING CONTOUR-MINOR
	EXISTING FLOW DIRECTION
	EXISTING PROPERTY LINE/ROW
	EXISTING EASEMENT
	LIMITS OF DISTURBANCE/CONSTRUCTION
	PROPOSED EASEMENT
	PROPOSED CONTOUR-MAJOR
	PROPOSED CONTOUR-MINOR

GENERAL NOTES

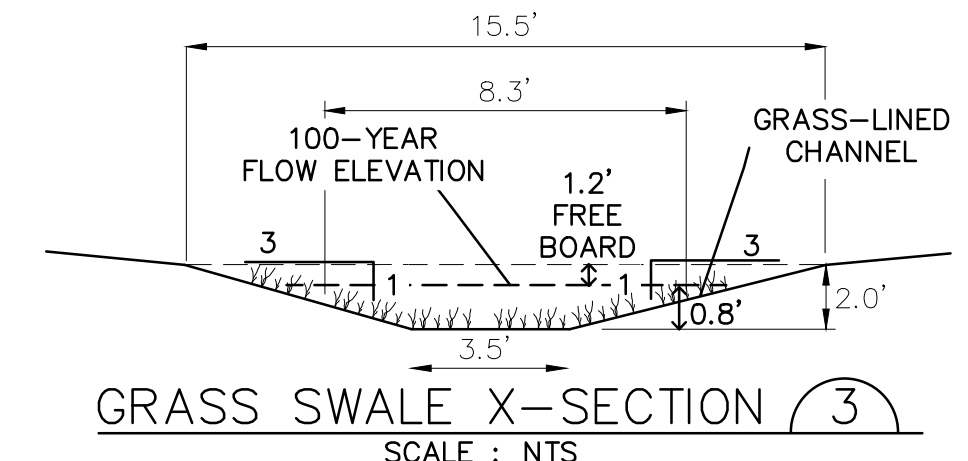
- CONTRACTOR TO MARK UP PLAN SHOWING ACTUAL FIELD INSTALLATION OF EROSION CONTROL BMPs.
- BROADCAST SEEDING SHALL BE PLACED OVER DISTURBED AREAS ONCE THE CONSTRUCTION IS DONE.
- TOTAL LIMITS OF DISTURBANCE ESTIMATED TO BE APPROXIMATELY 0.92 AC.
- WHEN WORK HAS BEEN COMPLETED, CONTRACTOR SHALL RETURN 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.



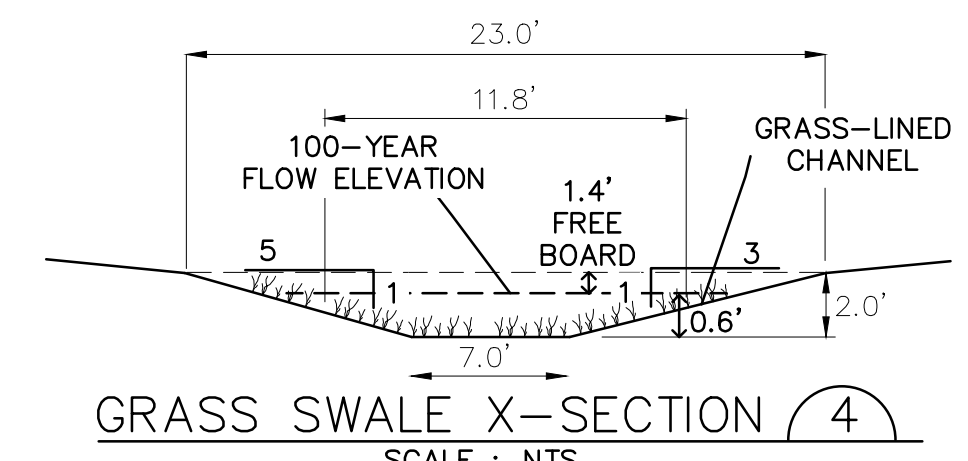
Q (100-YEAR) = 36.0 CFS
SLOPE = 4.0%
n VALUE = 0.030
DEPTH = 0.65'
VELOCITY = 6.2 FT/S



Q (100-YEAR) = 36.0 CFS
SLOPE = 4.0%
n VALUE = 0.030
DEPTH = 0.55'
VELOCITY = 6.0 FT/S

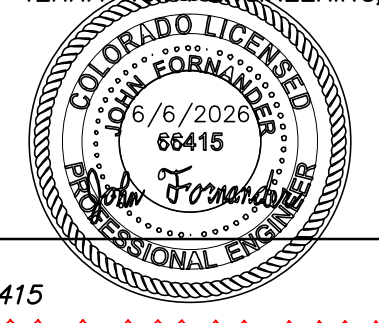


Q (100-YEAR) = 36.0 CFS
SLOPE = 4.0%
n VALUE = 0.030
DEPTH = 0.8'
VELOCITY = 6.7 FT/S



Q (100-YEAR) = 36.0 CFS
SLOPE = 4.0%
n VALUE = 0.030
DEPTH = 0.6'
VELOCITY = 6.0 FT/S

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



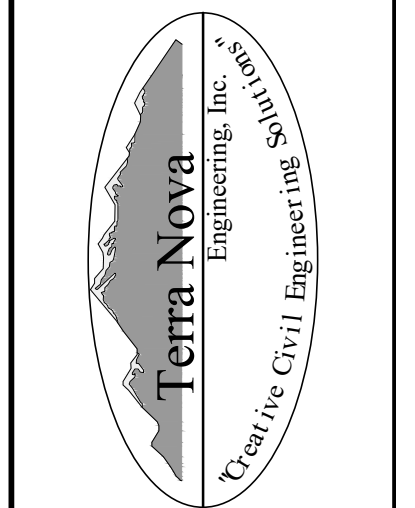
JOHN FORWANDER, P.E.
COLORADO P.E. NO. 66415

REVISIONS

NO.	DESCRIPTION	DATE
1.	RESIDENCE ADDED, GRADING REVISED	6/6/26

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATE ANY CHANGES ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
ALL ABOUT HOME DESIGN, LLC
ATTN: SCOTT MAYNES
13530 NORTHGATE ESTATES DR.
COLORADO SPRINGS, CO 80921
(719) 559-1220



721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneng.com

17224 COPPER VALLEY COURT
GRADING, EROSION, & SEDIMENT CONTROL PLAN

DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	
H-SCALE	AS SHOWN
V-SCALE	NA
JOB NO.	2558.00
DATE ISSUED	11/18/25
SHEET NO.	2 OF 4

PREVIOUS DRAINAGE MAP

