



FINAL DRAINAGE REPORT for

Falcon Marketplace, Lot 4 Discount Tire

Falcon, Colorado

Prepared for:

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Prepared: April 22, 2021



PCD Filing No.: PPR-21-012

Project #: 096010025



CERTIFICATION

ENGINEERS 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.

SIGNATURE (Affix Seal): _____
Mitchell Hess, Colorado P.E. No. 53916 Date

DEVELOPER'S STATEMENT

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

Name of Developer

Authorized Signature Date

Printed Name

Title

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.

Jennifer Irvine, P.E.
County Engineer / ECM Administrator

Date

Conditions:

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INTRODUCTION

PURPOSE AND SCOPE OF STUDY

The purpose of this final drainage report is to outline the private stormwater drainage facilities for the Discount Tire at Falcon Marketplace, Lot 4 (the “Property”), El Paso County, Colorado (the “County”). This final drainage report identifies drainage patterns, storm sewer and inlet locations, and areas tributary to the site and proposes to safely route storm water to adequate outfalls. The Property is 1.172 acres in size.

The Property is located within the Middle Tributary Basin of the Falcon Drainage Basin and is part of the subject area of the *Final Drainage Report for Falcon Marketplace* dated November 4, 2019 prepared by Drexel, Barrell & Co. (the “Master Plan”).

GENERAL PROJECT DESCRIPTION

The proposed improvements consist of the construction of an approximately 7,444 square-foot Discount Tire Store with a parking lot, sidewalks and landscaping (the “Project”) within the Property (the “site”). The Project will be processed through El Paso County.

The Project is located in the southeast ¼ of Section 1, Township 13 South, Range 65 West, of the Sixth Principal Meridian, County of El Paso, State of Colorado (see Vicinity Map in Appendix A). The Property is bounded by Lot 3 of Falcon Marketplace to the north, an unnamed road to the south, Falcon Market Place to the west, and Meridian Road to the east. The property is currently vacant and consists of undeveloped land that has been over-lot graded as part of the Master Development. Stormwater will ultimately outfall to a proposed privately owned and maintained water quality and detention basin (herein the “regional detention pond”) to the south of the property.

An ALTA and topographic field survey was completed by Barron Land, LLC, dated December 10, 2020, and is the basis for design for the drainage improvements.

PROJECT CHARACTERISTICS

The Project Site is 1.172 acres in size. The Project involves the construction of a Discount Tire Store, parking, and landscaping. The proposed disturbed area consists of 1.13 acres. The resulting changes in the site will increase the imperviousness of the site but the proposed development will be in compliance with the Master Plan.

The existing Project Site generally slopes from north to south at grades of approximately 2%. The existing drainage patterns proposed by the Master Plan will be generally maintained. The Site consists of a vacant lot and does not have any existing stormwater infrastructure with the exception of an 18” RCP stub.

MASTER DEVELOPMENT INFRASTRUCTURE AND ANALYSIS

The Project Site is a part of a larger master development (Falcon Marketplace) to be completed by LG HI FALCON, LLC. The master development will include construction of several public roads and shared utility mains as well as a private storm drain system with regional detention. The private off-site extended detention basin and the associated off-site private storm drain facilities

will be constructed prior to the construction of the onsite storm drainage facilities for the Discount Tire store.

SOILS CONDITIONS

NRCS soil data is available for this Site and it has been noted that onsite soils are primarily USCS Type A. The NRSC Soils map has been provided in Appendix B.

DRAINAGE DESIGN CRITERIA

REGULATIONS

The proposed development does not propose any deviations from The City of Colorado Springs/El Paso County Drainage Criteria Manual, dated October 12, 1994 or any subsequent revisions.

DEVELOPMENT DESIGN CRITERIA REFERENCE AND CONSTRAINTS

The Flood Insurance Rate Map (FIRM) panel listed in Appendix B shows the Site to be outside of any known 100-year flood plain. The proposed private storm facilities follow The City of Colorado Springs/El Paso County Drainage Criteria Manual (the “CRITERIA”), El Paso County Engineering Criteria Manual (the “ECM”), and the Urban Storm Drainage Criteria Manual (the “MANUAL”). Site drainage is not significantly impacted by constraints such as utilities or existing development. Further detail regarding onsite drainage patterns has been provided in the Proposed Drainage Conditions Section.

HYDROLOGIC CRITERIA

The 5-year and 100-year design storm events were used in determining rainfall and runoff for the proposed drainage system per Chapter 6 of the CRITERIA. Table 6-2 of the CRITERIA is the source for rainfall data for the 5-year and 100-year design storm events. Design runoff was calculated using the Rational Method for developed conditions as established in the CRITERIA and MANUAL. Runoff coefficients for the proposed development were determined using Table 6-6 of the CRITERIA by calculating weighted impervious values for each specific site sub-basin.

HYDRAULIC CRITERIA

The proposed drainage facilities are designed in accordance with the CRITERIA and MANUAL. Floodplain identification was determined using a FIRM panel by FEMA and information provided in the CRITERIA. Hydraulic calculations were computed using StormCAD for the proposed storm sewer system. Results of the hydraulic calculations are summarized in Appendix D.

VARIANCES FROM CRITERIA

No variances from the CRITERIA have been proposed for this development.

EXISTING DRAINAGE CONDITIONS

EXISTING DRAINAGE BASIN

The Master Plan defines 33 sub-basins within the master development. The proposed Project is within Sub-basins B4 and B20. Basin B4 is 2.35 acres with an anticipated basin impervious value of 81% and 5-year and 100-year storm event direct runoff values of 7.5 and 14.6 cubic feet per second (cfs) respectively. The proposed Discount Tire Store (Lot 4) only resides on approximately 47% of this basin's total area, making expected flows generated from the Site 3.5 and 6.9 cfs for the 5-year and 100-year storms. Basin B20 primarily resides off-site, but is anticipated to accept flows leaving the site along the eastern property line. These flows are within a landscape area and cannot be captured due to the tie-in grades on the eastern side of the Site.

PROPOSED DRAINAGE CONDITIONS

The developed runoff from the Project will generally be collected by means of private storm sewer inlets located in the paved driveways within each delineated basin area. The runoff collected from each basin will be conveyed to an existing private 18" RCP storm sewer stub on the southwest corner of the site and will ultimately discharge into the proposed (by others) regional detention pond to the south of the site. The Property has been divided into 6 sub-basins, A1-A4, R1, and OS1. The proposed conditions map is provided in Appendix F.

COMPLIANCE WITH OFF-SITE RUNOFF

The runoff generated from Lot 3 to the north of the site will be conveyed via private storm sewer collected at a proposed 10' Type R Inlet located near the southwest corner of Lot 3. The private storm sewer system continues south through the Public Drainage Easement (Rec. No. 219714441) in Lot 4 before joining with the flows from Lot 4 on route to the Regional Pond. The combined flows from Lots 3 & 4 equal 14.2 cfs, which is less than then 14.5 accounted for the two lots by the Master Report.

Sub-Basin 1

Sub-basin 1 is 0.14 acres located on the northwest portion of the property and consists of proposed pavement and minimal landscaping. The runoff developed within this sub-basin will be collected within a proposed private Type 13 area inlet, Inlet B1. This inlet will discharge into a proposed private 18" RCP storm sewer, then into the existing 18" RCP storm sewer in-route to the regional detention pond. Developed runoff during the 5-year and 100-year storm events will be 0.40 and 0.91 cfs respectively.

Sub-Basin 2

Sub-basin 2 is 0.10 acres located on the west side of the property and consists of proposed pavement. The runoff developed within this sub-basin will be collected within a proposed private Type 13 area inlet, Inlet B2. This inlet will discharge into a proposed private 18" RCP storm sewer, then into the existing 18" RCP storm sewer in-route to the regional detention pond. Developed runoff during the 5-year and 100-year storm events will be 0.32 and 0.70 cfs respectively.

Sub-Basin 3

Sub-basin 3 is 0.18 acres located on the southwest side of the property and consists of proposed

sidewalk and pavement. The runoff developed within this sub-basin will be collected within a proposed private Type 13 area inlet, Inlet C. This inlet will discharge into a proposed private 18" RCP storm sewer, then into the existing 18" RCP storm sewer in-route to the regional detention pond. Developed runoff during the 5-year and 100-year storm events will be 0.56 and 1.23 cfs respectively.

Sub-Basin 4

Sub-basin 4 is 0.35 acres located on the east side of the property and consists of proposed pavement and landscaping. The runoff developed within this sub-basin will be collected within a proposed private Type 13 area inlet, Inlet A. This inlet will discharge into a proposed private 18" RCP storm sewer, then into the existing 18" RCP storm sewer in-route to the regional detention pond. Developed runoff during the 5-year and 100-year storm events will be 0.62 and 1.52 cfs respectively.

Sub-Basin R1

Sub-basin R1 is 0.17 acres and consists of the Discount Tire building rooftop. The runoff developed within this sub-basin is piped directly into the private RCP storm sewer within the site via a 6" PVC roof drain. Developed runoff during the 5-year and 100-year storm events will be 0.43 and 0.99 cfs respectively.

Sub-Basin OS1

Sub-basin OS1 is 0.23 acres and consists of the areas along the east, south and west property lines. This sub-basin consists of existing and proposed landscaping along the perimeter of the site as well as proposed public sidewalks. Flows within this basin flow directly off-site into roadways on the east, south, or western sides of the property. Because the majority of this sub-basin is landscape area, the flows within this sub-basin to the adjacent roadways will be minimal. Developed runoff during the 5-year and 100-year storm events will be 0.15 and 0.61 cfs respectively. Ultimately, any flows that reach the adjacent roadways from these perimeter landscape areas will be routed to the regional detention pond.

CONFORMANCE WITH THE MASTER PLAN

The proposed Discount Tire Development will have a total site impervious value of 77%. The 5-year and 100-year storm event direct runoff for the site will be 2.48 and 5.96 cfs respectively. The Master Plan anticipated a site impervious value of 81% and 5-year and 100-year storm event direct runoff values of 3.5 and 6.9 cfs. Because the proposed Discount Tire Development will generate less stormwater runoff than anticipated by the Master Plan, this proposed development is in general conformance with the Master Plan and will not negatively affect downstream drainage.

Reference Appendix G for the applicable Master Plan sections.

EMERGENCY OVERFLOW ROUTING

Stormwater overflow will be routed either to Falcon Market Place on the west side of the Site and will ultimately discharge into private offsite inlets within Falcon Market Place that connect with the regional detention pond or will be routed to the east into Meridian Road before exiting the road through a curb cut and traveling via a riprap lined swale to the regional detention facility. Approximately 50% of the site will overflow to the west and 50% will overflow to the east.

HYDRAULIC ANALYSIS METHODOLOGY

The proposed drainage facilities were designed in accordance with the CRITERIA and MANUAL. Floodplain identification was determined using a FIRM panel by FEMA and information provided in the CRITERIA. Hydraulic calculations were computed using STORMCAD, which makes use of the Standard Step method to compute the hydraulic profile. There are no proposed variances from the City of Colorado Springs/El Paso County Criteria for the proposed development.

Inlet capacity calculations have been provided in Appendix D for the calculated 5-year and 100-year storm event flows routed to each of the Type 13 Inlets on-site. The capacity of each private inlet is adequate for the 100 year developed flows for each sub-basin. Inlets were sized using UD-Inlet v4.06 and all private inlets have sufficient capacity to capture the 5-year and 100-year flows.

Storm Sewer Requirements

Calculations which determine the private storm sewer capacity, type of flow, pipe losses, and hydraulic grade line calculations were included in Appendix D. The calculations meet City of Colorado Springs/El Paso County requirements as outlined in the CRITERIA.

Four-Step Process

The Site was designed in accordance with the four-step process to minimize adverse impacts of urbanization, as outlined in Section I.7.2 BMP Selection of the CRITERIA. The four-step process per the CRITERIA provides guidance and requirements for the selection of siting of structural Best Management Practices (BMPs) for new development and significant redevelopment.

Step 1: Employ Runoff Reduction Practices

Currently the site is vacant land. Development of the site will increase current runoff conditions due to increased imperviousness values. However, implementation of landscaping throughout the site and the proposed private storm sewer infrastructure will help slow runoff and encourage infiltration. The Site was designed to conserve as much of the existing vegetation as possible and to minimize the extent of paved areas.

Step 2: Stabilize Drainageways

The Project is not proposing new outfall connections to any existing major drainageways. The drainageways downstream of the existing regional detention pond have been stabilized as part of the construction of the pond. The Project is not increasing the flow at this location from what was planned for in the Master Plan, therefore additional downstream stabilization measures are not required as part of the Project. Additional information related to the slope stability for the regional pond or any related channels can be found within the Master Plan.

Step 3: Provide Water Quality Capture Volume (WQCV)

The water quality capture volume will be detained within the private regional detention pond. Control structures within the regional pond will release the WQCV at the rates required by the CRITERIA.

Step 4: Consider Need for Industrial and Commercial BMPs

Site operations and material storage for the proposed project will be internal to the building, therefore site specific and other source control BMPs will not be required for outdoor material storage. Additionally, specific permanent BMPs for spill prevention exterior to the building are not anticipated to be required as all operations will be internal to the building. A sand/oil separator will be installed that will be connected to the sanitary system. This separator will

treat chemical or oil spills internal to the building. A spill prevention, containment and control plan will be developed and implemented by the property owner.

DETENTION AND WATER QUALITY REQUIREMENTS

All water quality, detention, and outlet standards established by Vol 2 of the MANUAL in chapter 12 section 5.5 are met by the regional detention pond proposed in the Master Plan. The calculations for the pond design can also be found in the appendix of the Master Plan.

EROSION CONTROL PLAN

Erosion Control Plans will be submitted separately as a standalone construction document.

FLOODPLAIN STATEMENT

No portion of the site is located within a 100-year floodplain as determined by the FIRM Panel 08041C0553G, effective date December 7, 2018, by FEMA. This panel is included in Appendix B.

FEES DEVELOPMENT

APPLICABLE FEES

All fees have been paid by the developer of Falcon Marketplace at the time of final plat recording.

CONSTRUCTION COST OPINION

An opinion of probable construction cost for the construction of the private drainage facilities for the Project has been included in Appendix E. There are no public drainage facilities proposed as part of the Project.

MAINTENANCE AND OPERATIONS

Maintenance of the regional detention pond is provided by the master developer. Additional information regarding the maintenance and operations of the regional detention pond can be found in the Master Plan.

GROUNDWATER CONSIDERATIONS

Groundwater dewatering is not anticipated per the Geotechnical Evaluation by CTL Thompson, Inc. dated 2/3/2021. According to the Geotechnical Evaluation, "Groundwater was encountered in three of our exploratory borings at depths between 17 and 19 feet." It is not anticipated that groundwater will adversely affect construction.

SUMMARY

COMPLIANCE WITH STANDARDS

The drainage design presented within this report for the Discount Tire at Lot 4, Falcon Marketplace conforms to the City of Colorado Springs/El Paso County Storm Drainage Criteria and the Urban Drainage and Flood Control District Manual. Additionally, the Site runoff and private storm sewer facilities will not adversely affect the downstream and surrounding developments or waterways.

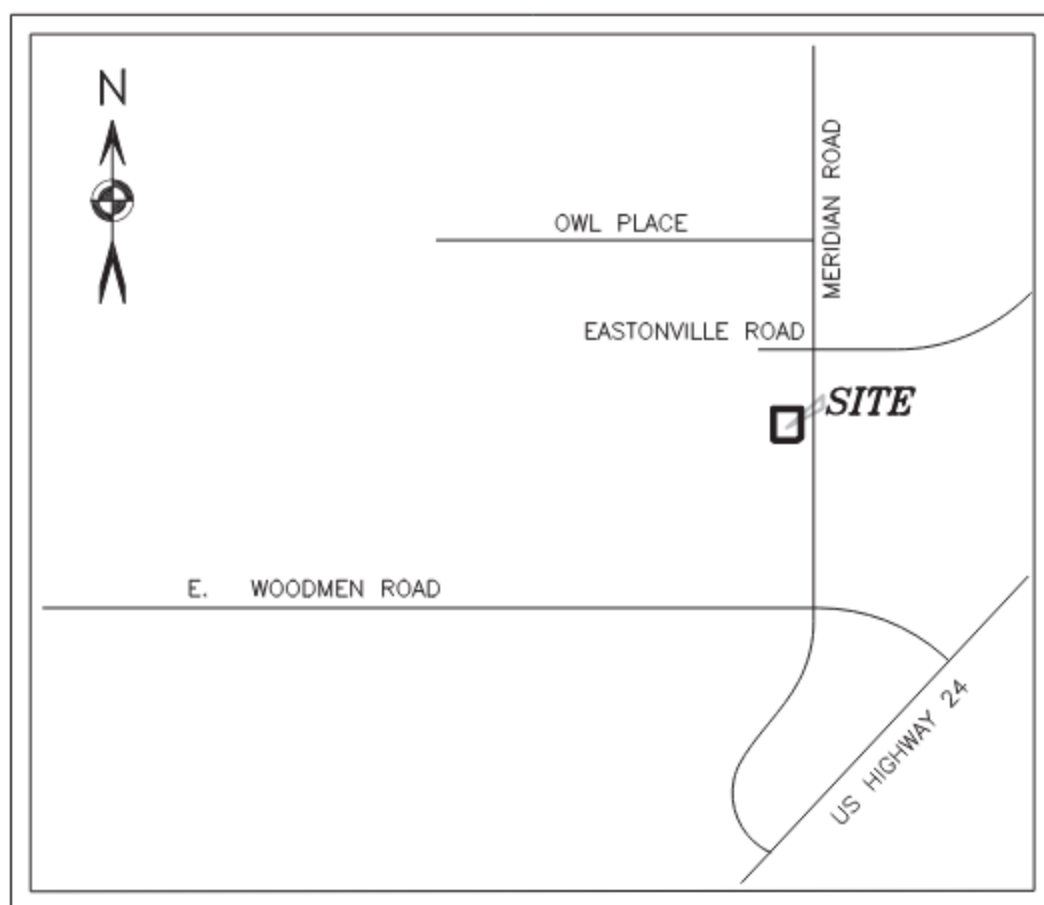
This report and its findings are consistent with the drainage requirements documented in the Master Plan.

REFERENCES

1. The City of Colorado Springs Drainage Criteria Manual, May 2014
2. El Paso County Drainage Criteria Manual, Vol. 1 and 2, October 1994
3. Urban Drainage and Flood Control District Drainage Criteria Manual (UDFCDCM), Vol. 1, prepared by Wright-McLaughlin Engineers, June 2001, with latest revisions.
4. Flood Insurance Rate Map, El Paso County, Colorado and Incorporated Areas, Map Number 08041C0553G, Effective Date December 7, 2018, prepared by the Federal Emergency Management Agency (FEMA).
5. Final Drainage Report for Falcon Marketplace, El Paso County, Colorado. Prepared by Drexel, Barrell & Co. Inc., November 2019. ("The Master Plan")
6. Geotechnical Evaluation prepared by CTL Thompson, Inc. February 3, 2021

APPENDIX

APPENDIX A - VICINITY MAP



VICINITY MAP
(NOT TO SCALE)

APPENDIX B - SOILS MAP AND FEMA FIRM PANEL



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for El Paso County Area, Colorado



January 28, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

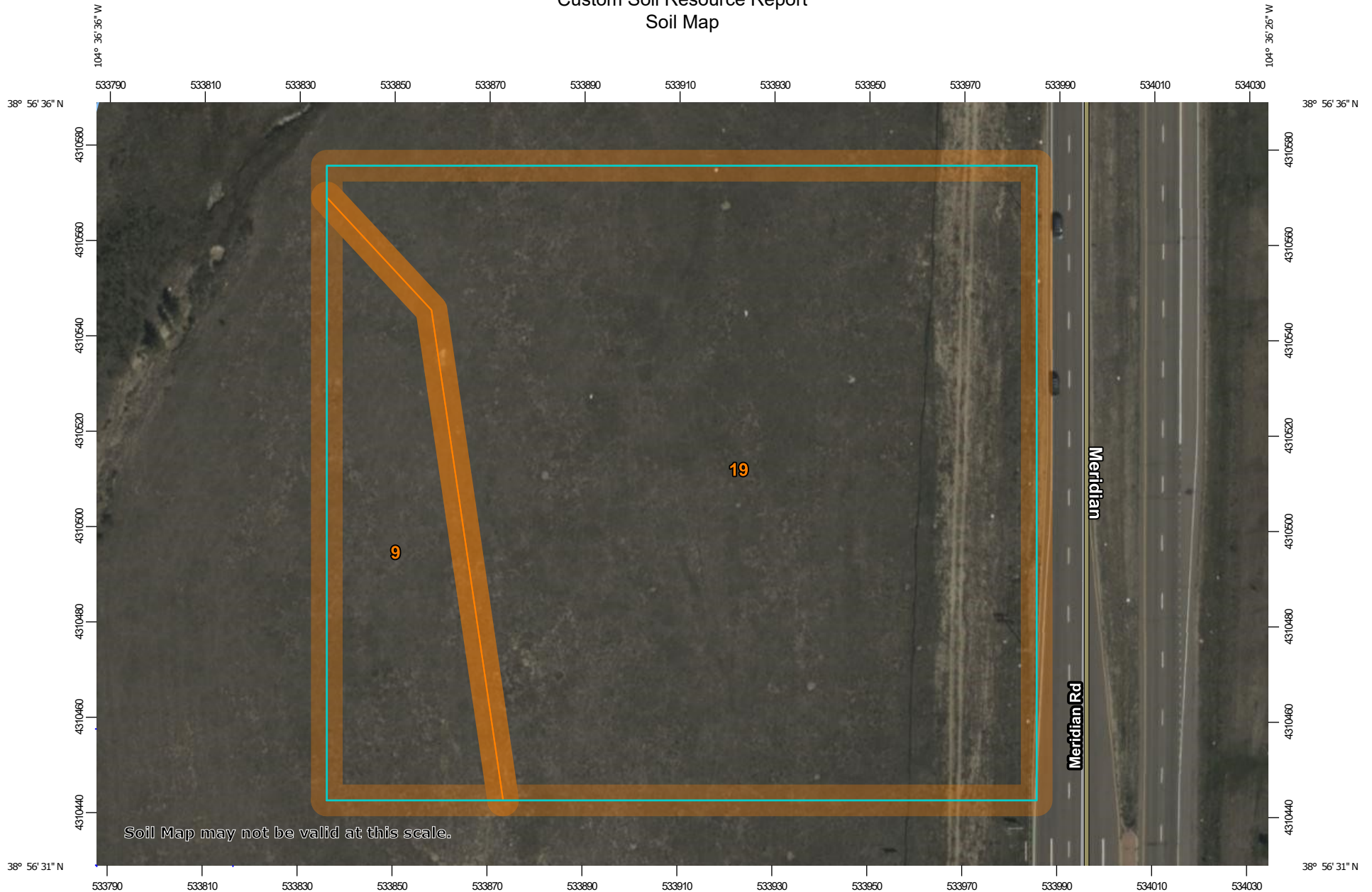
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

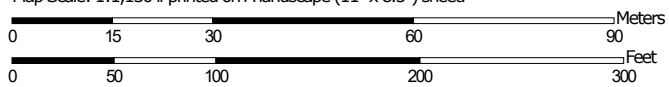
Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



Map Scale: 1:1,130 if printed on A landscape (11" x 8.5") sheet.



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

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 18, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2018—Oct 20, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Blakeland-Fluvaquentic Haplaquolls	0.8	16.6%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	4.1	83.4%
Totals for Area of Interest		4.9	100.0%

Map Unit Descriptions

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

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

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

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

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

El Paso County Area, Colorado

9—Blakeland-Fluvaquentic Haplaquolls

Map Unit Setting

National map unit symbol: 36b6
Elevation: 3,500 to 5,800 feet
Mean annual precipitation: 13 to 17 inches
Mean annual air temperature: 46 to 55 degrees F
Frost-free period: 110 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 60 percent
Fluvaquentic haplaquolls and similar soils: 38 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, flats
Landform position (three-dimensional): Side slope, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium derived from arkose and/or eolian deposits
derived from arkose

Typical profile

A - 0 to 11 inches: loamy sand
AC - 11 to 27 inches: loamy sand
C - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water capacity: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Fluvaquentic Haplaquolls

Setting

Landform: Swales
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

H1 - 0 to 12 inches: variable

Properties and qualities

Slope: 1 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 6.00 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Interpretive groups

Land capability classification (irrigated): 6w
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: D
Hydric soil rating: Yes

Minor Components

Other soils

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

Pleasant

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

19—Columbine gravelly sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 367p
Elevation: 6,500 to 7,300 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 50 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Columbine and similar soils: 97 percent

Minor components: 3 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Columbine

Setting

Landform: Fans, flood plains, fan terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium

Typical profile

A - 0 to 14 inches: gravelly sandy loam

C - 14 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R049XB215CO - Gravelly Foothill

Hydric soil rating: No

Minor Components

Pleasant

Percent of map unit: 1 percent

Landform: Depressions

Hydric soil rating: Yes

Other soils

Percent of map unit: 1 percent

Hydric soil rating: No

Fluvaquentic haplaquolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Erosion Factors

Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

K Factor, Whole Soil

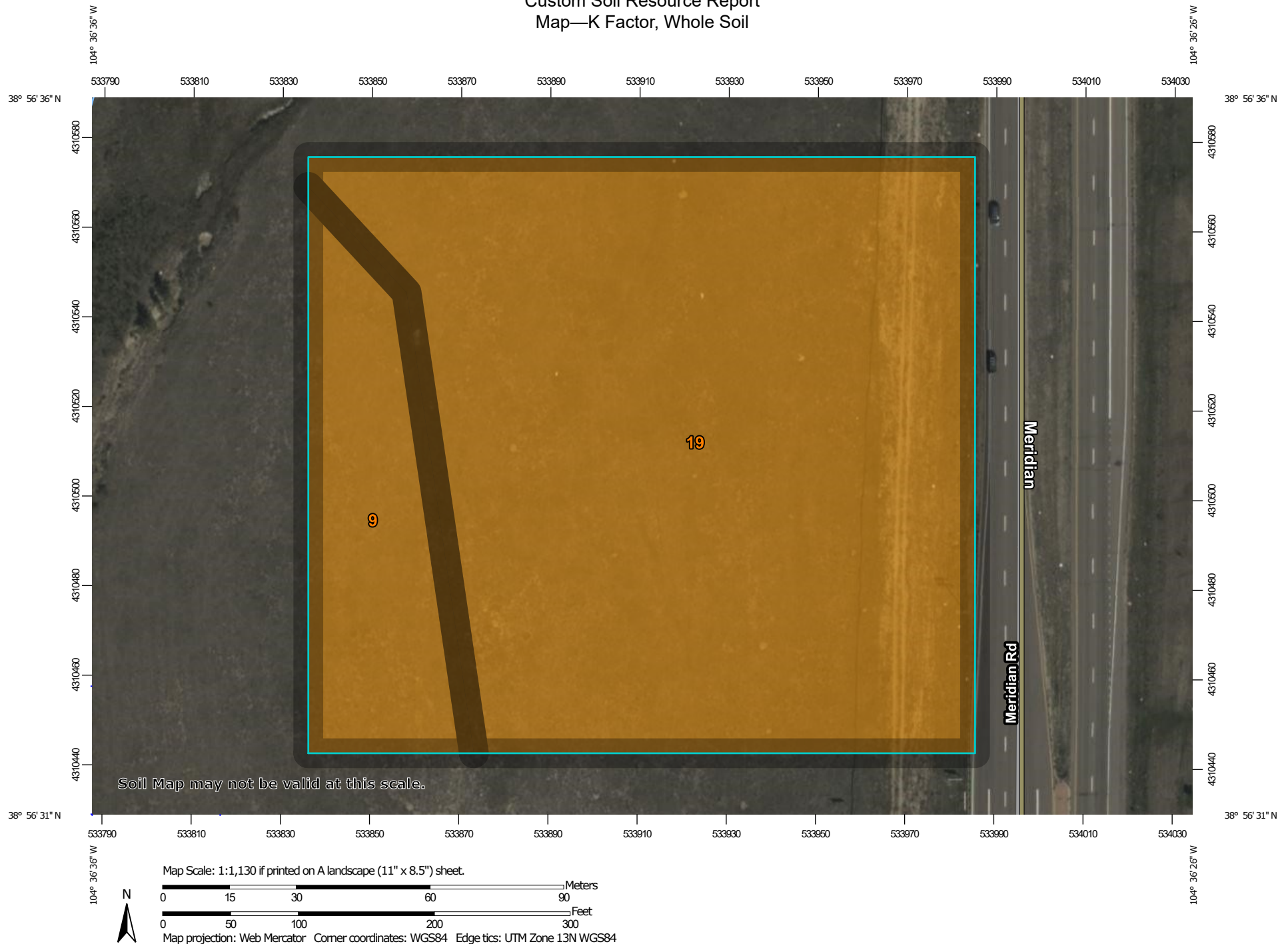
Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Custom Soil Resource Report


Map—K Factor, Whole Soil



Custom Soil Resource Report
















MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)










Soils

Soil Rating Polygons
















	.02
	.05
	.10
	.15
	.17
	.20
	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Soil Rating Lines








	.02
	.05
	.10
	.15
	.17
	.20

	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Soil Rating Points

	.02
	.05
	.10
	.15
	.17
	.20
	.24
	.28
	.32
	.37
	.43
	.49
	.55
	.64
	Not rated or not available

Water Features

	Streams and Canals
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads
	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.

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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)

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Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 18, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2018—Oct 20, 2018

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—K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
9	Blakeland-Fluvaquentic Haplaquolls	.10	0.8	16.6%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	.10	4.1	83.4%
Totals for Area of Interest			4.9	100.0%

Rating Options—K Factor, Whole Soil

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

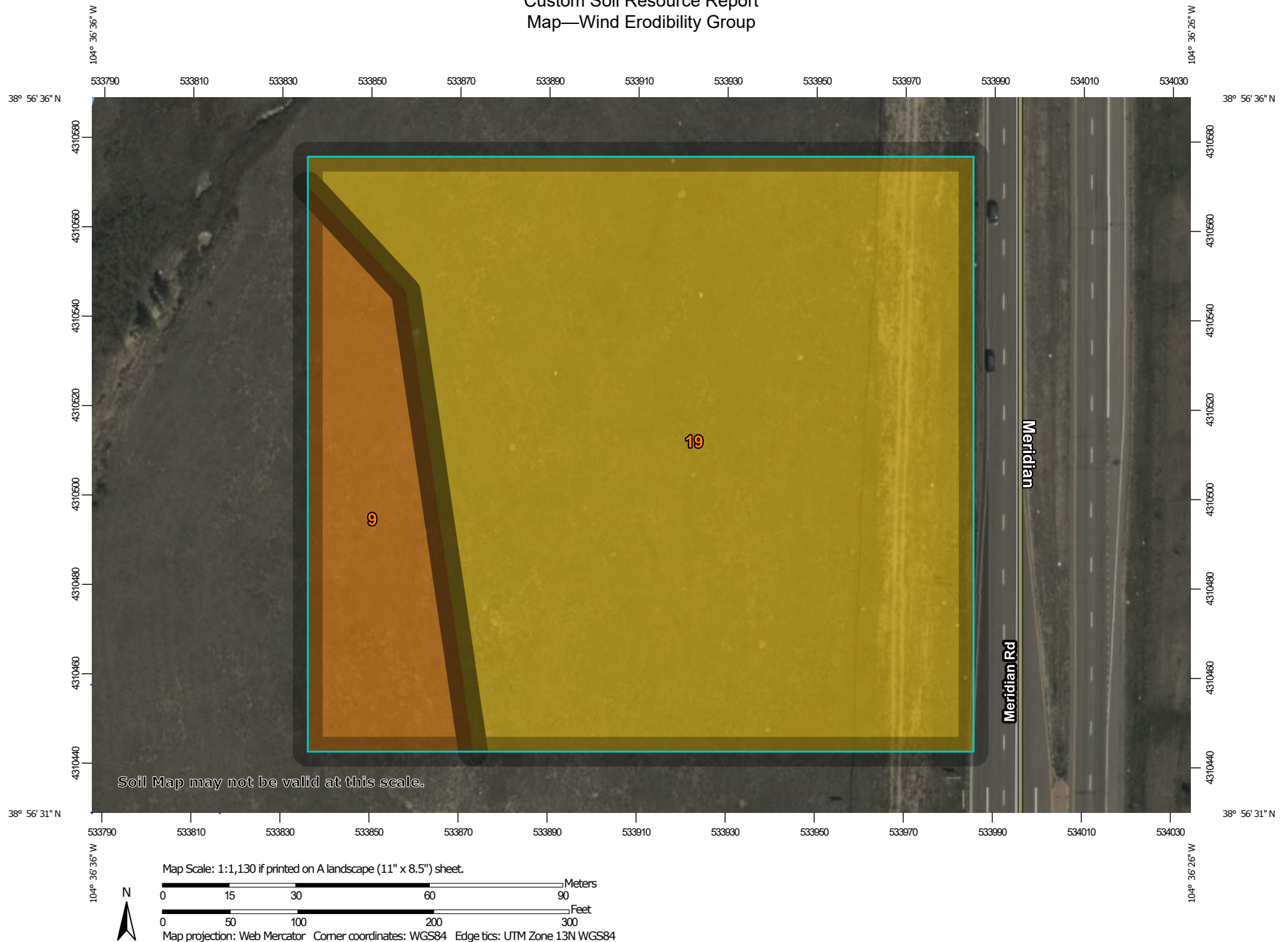
Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Wind Erodibility Group

A wind erodibility group (WEG) consists of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.


Custom Soil Resource Report Map—Wind Erodibility Group



Custom Soil Resource Report



MAP LEGEND

Area of Interest (AOI)











 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  1
-  2
-  3
-  4
-  4L
-  5
-  6
-  7
-  8
-  Not rated or not available


Soil Rating Lines

-  1
-  2
-  3
-  4
-  4L
-  5
-  6
-  7
-  8
-  Not rated or not available






Soil Rating Points

-  1
-  2
-  3
-  4
-  4L
-  5
-  6
-  7
-  8
-  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

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Please rely on the bar scale on each map sheet for map measurements.

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Table—Wind Erodibility Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
9	Blakeland-Fluvaquentic Haplaquolls	2	0.8	16.6%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	3	4.1	83.4%
Totals for Area of Interest			4.9	100.0%

Rating Options—Wind Erodibility Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

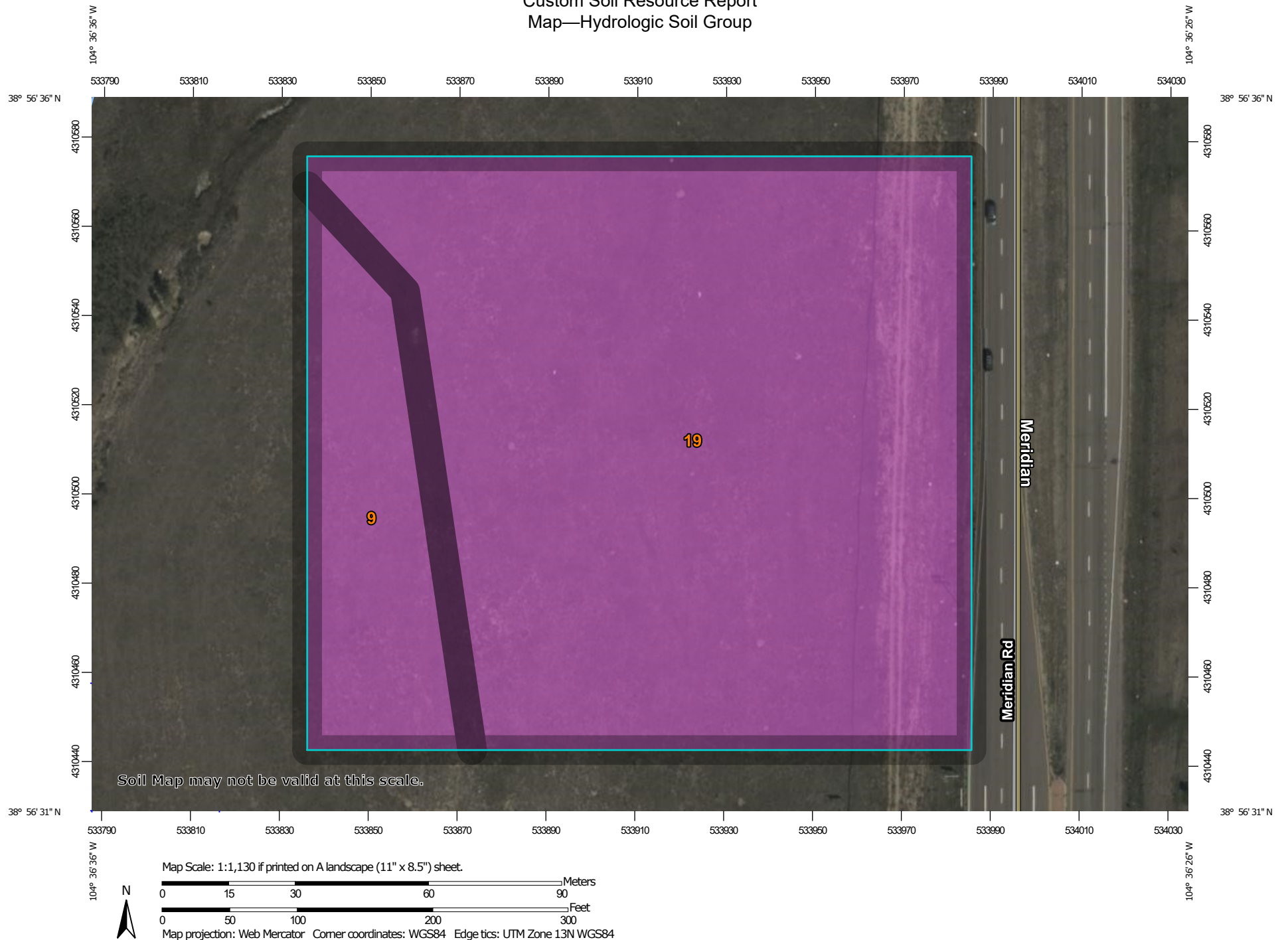
Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.


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

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Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
9	Blakeland-Fluvaquentic Haplaquolls	A	0.8	16.6%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	A	4.1	83.4%
Totals for Area of Interest			4.9	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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National Flood Hazard Layer FIRMette



104°36'47"W 38°56'57"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

104°36'10"W 38°56'29"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/2/2021 at 1:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX C - HYDROLOGIC CALCULATIONS

BASIN IMPERVIOUSNESS

Landuse	I	Runoff Coefficient		
		2-YR	5-YR	100-YR
Landscape	0%	0.02	0.08	0.35
Roof	90%	0.71	0.73	0.81
Drives&Walks	100%	0.89	0.90	0.96

Basin Designation	A _{TOTAL} (AC)	A _{TOTAL} (SF)	A _{LANDSCAPE} (SF)	A _{ROOF} (SF)	A _{DRIVES & WALKS} (SF)	I _{WEIGHTED}
1	0.14	6,244	516	0	5,728	92%
2	0.10	4,268	0	0	4,268	100%
3	0.18	7,705	153	0	7,552	98%
4	0.35	15,375	3,670	0	11,705	76%
R1	0.17	7,488	0	7,488	0	90%
Total On-Site	0.94	41,080	4,339	7,488	29,253	
Basins that Flow Off-site						
O1	0.23	9,950	7,030	0	2,920	29%
Total	1.17	51,030	11,369	7,488	32,173	76%

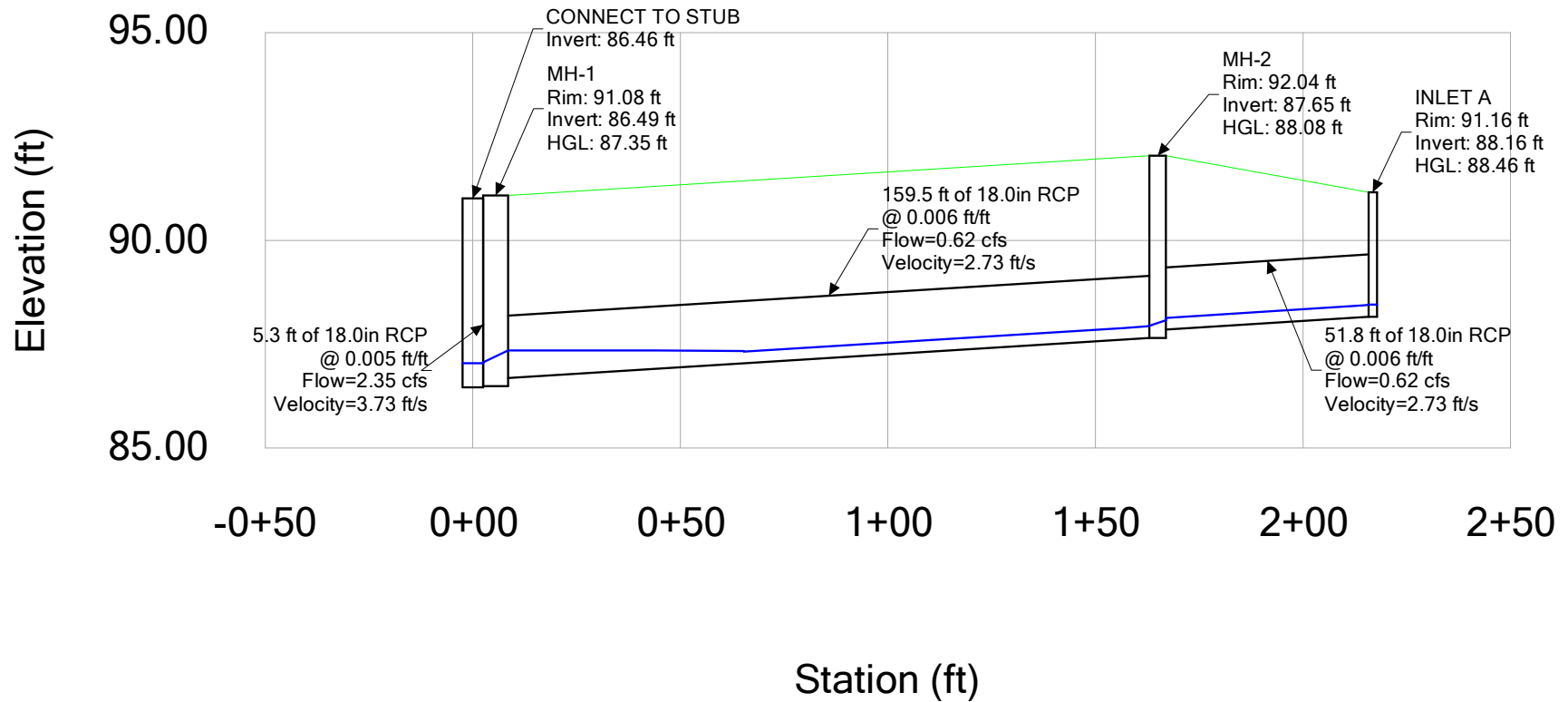
Calculation of Peak Runoff using Rational Method									
--	--	--	--	--	--	--	--	--	--

Rainfall Intensity Equation Coefficients =

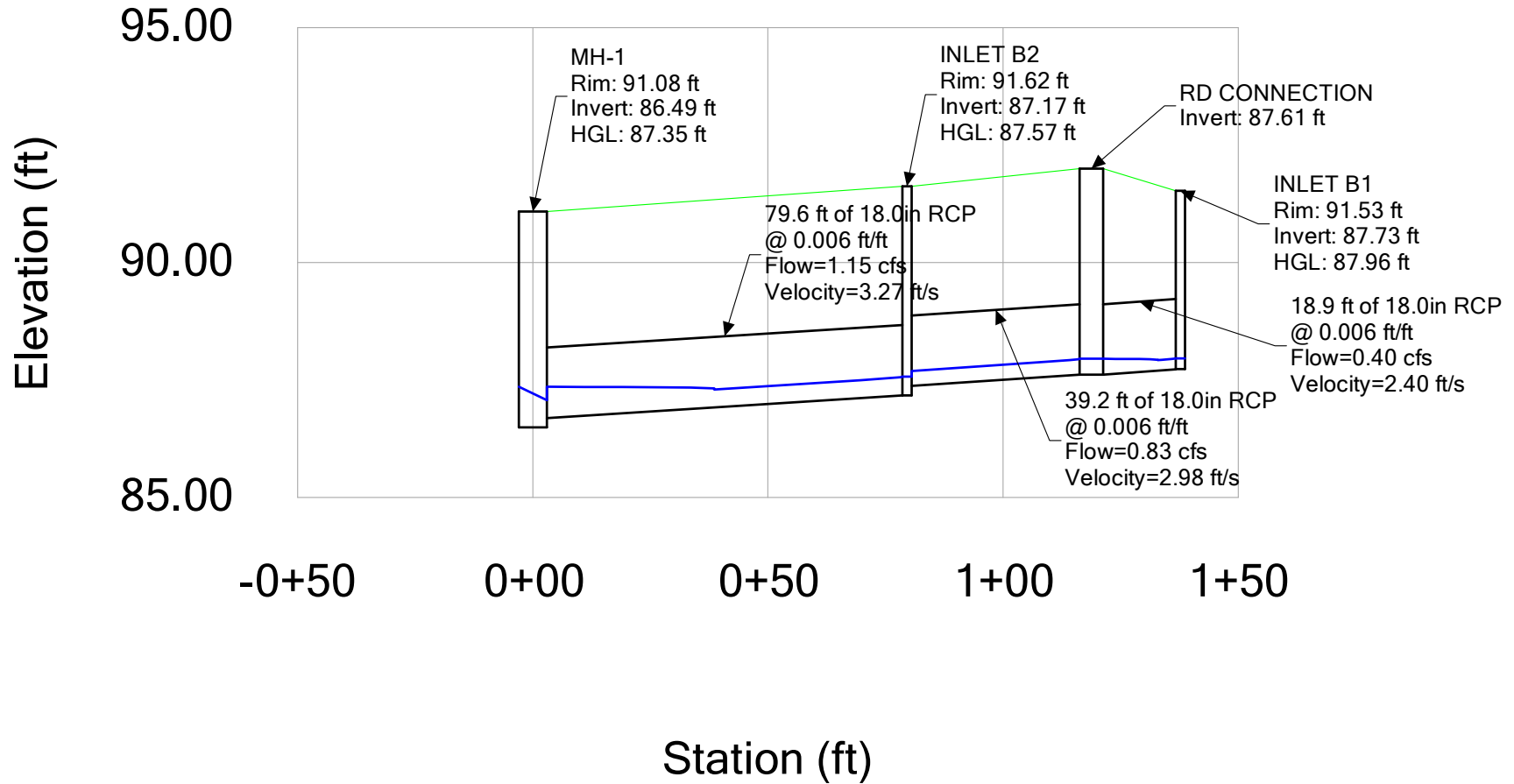
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APPENDIX D - HYDRAULIC CALCULATIONS

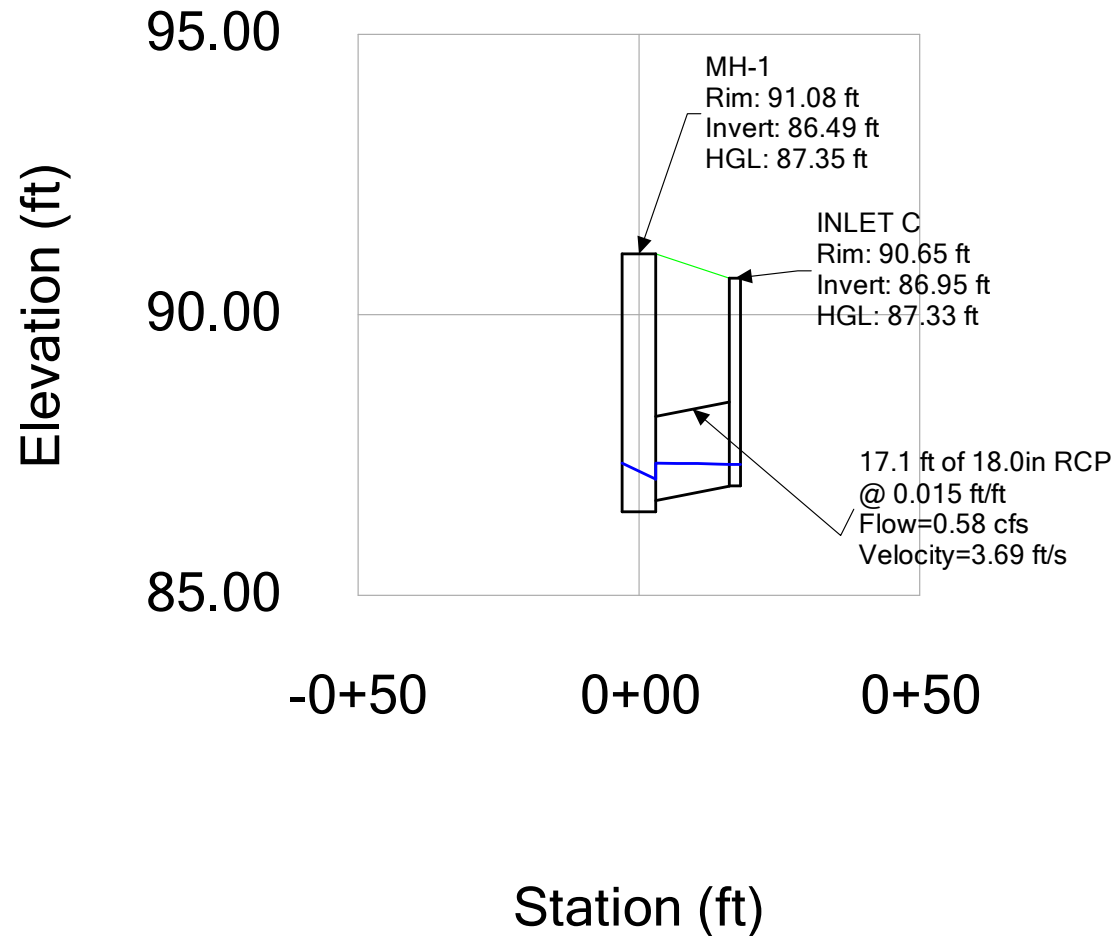
Falcon Marketplace, Lot 4
Profile Report
Engineering Profile - Storm A (DTC (Falcon).stsw)
Active Scenario: 5-year



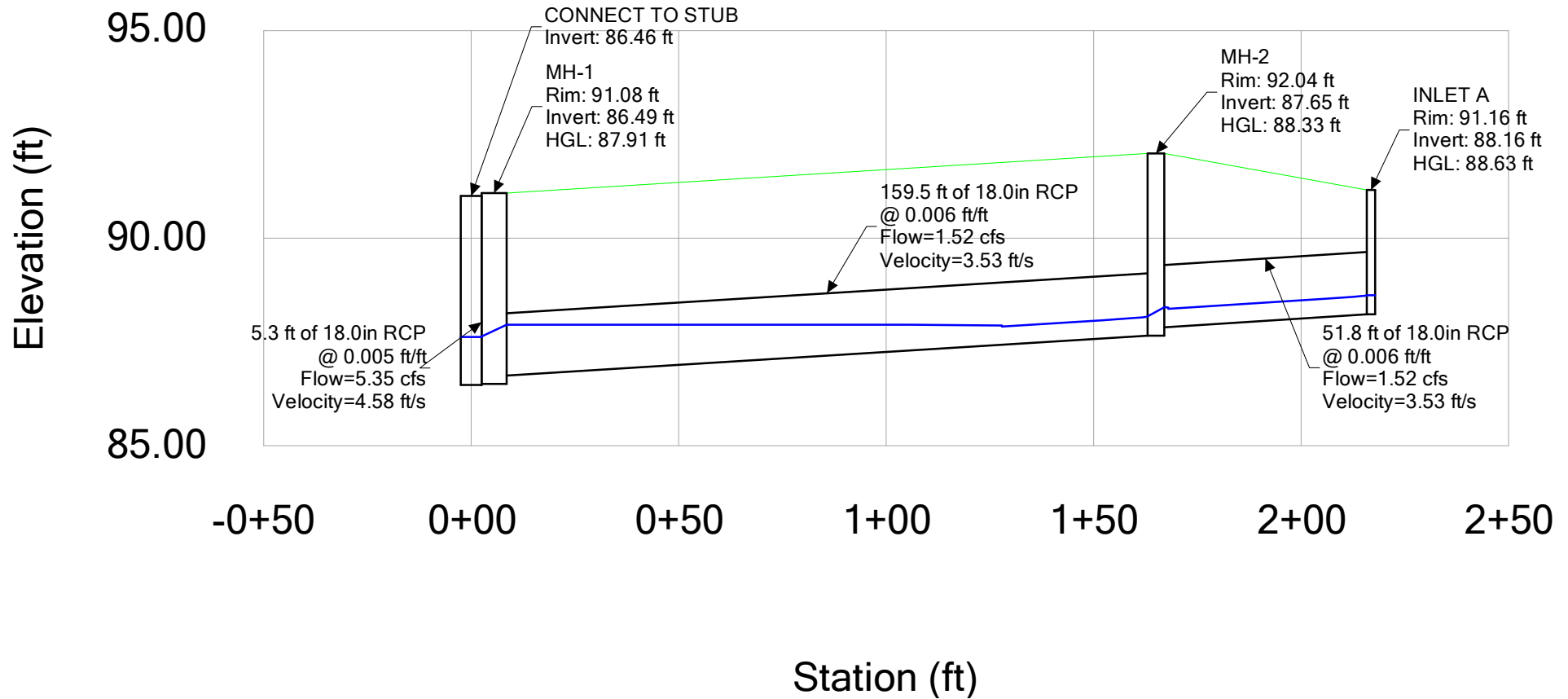
Falcon Marketplace, Lot 4
Profile Report
Engineering Profile - Storm B (DTC (Falcon).stsw)
Active Scenario: 5-year



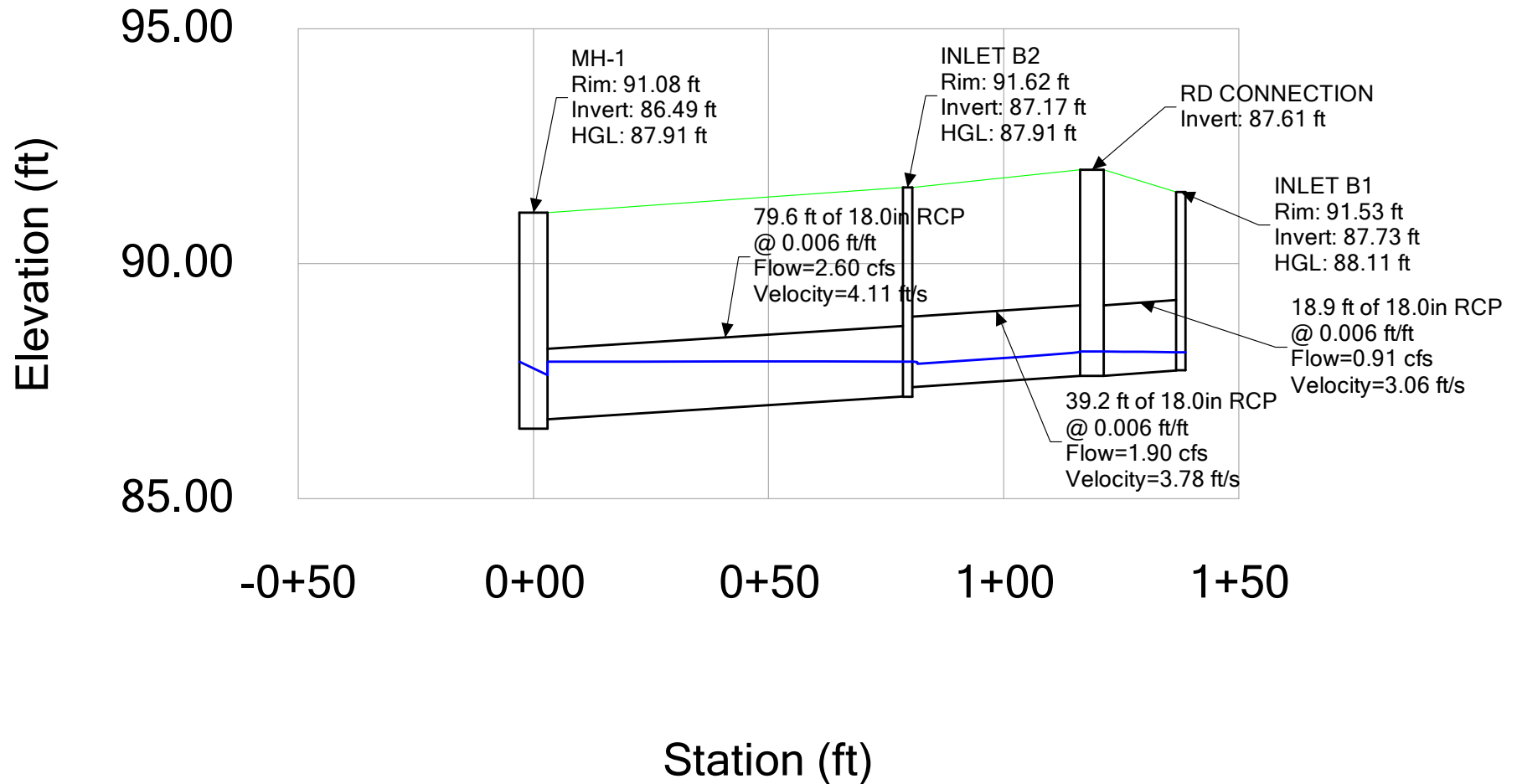
Falcon Marketplace, Lot 4
Profile Report
Engineering Profile - Storm C (DTC (Falcon).stsw)
Active Scenario: 5-year



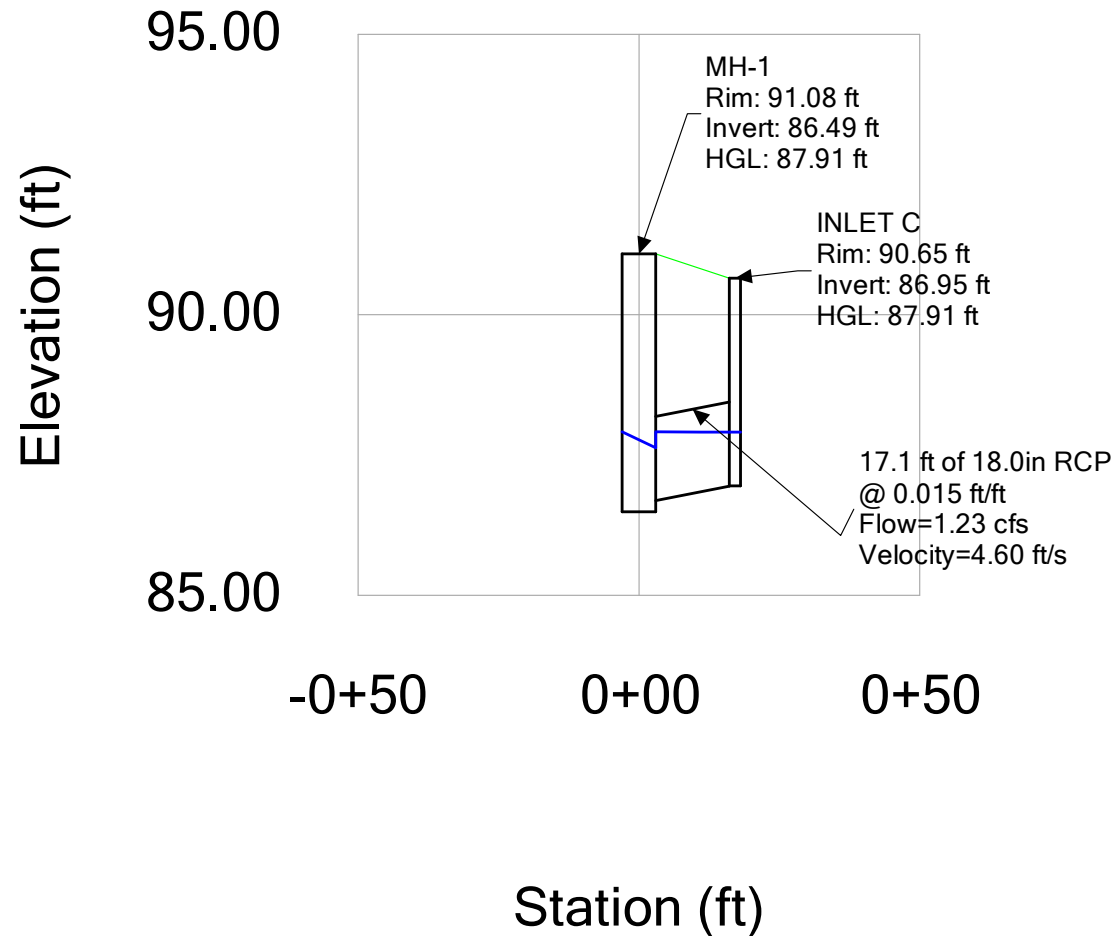
Falcon Marketplace, Lot 4
Profile Report
Engineering Profile - Storm A (DTC (Falcon).stsw)
Active Scenario: 100-year



Falcon Marketplace, Lot 4
Profile Report
Engineering Profile - Storm B (DTC (Falcon).stsw)
Active Scenario: 100-year



Falcon Marketplace, Lot 4
Profile Report
Engineering Profile - Storm C (DTC (Falcon).stsw)
Active Scenario: 100-year



Falcon Marketplace, Lot 4

FlexTable: Conduit Table

Active Scenario: 5-year

Start Node	Label	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (User Defined) (ft)	Length (Scaled) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Manning's n	Capacity (Full Flow) (cfs)	Velocity (In) (ft/s)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
INLET A	PIPE -17	88.16	MH-2	87.85	51.8	51.8	0.006	18.0	0.013	8.16	2.56	88.46	88.13
MH-2	PIPE -19	87.65	MH-1	86.69	159.5	159.5	0.006	18.0	0.013	8.16	2.56	87.94	87.35
RD CONNECTI ON	PIPE -15 (1)	87.61	INLET B2	87.37	39.2	39.2	0.006	18.0	0.013	8.21	2.77	87.95	87.69
INLET B2	PIPE -15 (1) (1)	87.17	MH-1	86.69	79.6	79.6	0.006	18.0	0.013	8.18	3.03	87.57	87.35
INLET B1	PIPE -15	87.73	RD CONNECTION CONNECT TO STUB	87.61	18.9	18.9	0.006	18.0	0.013	8.21	2.28	87.96	87.95
MH-1	PIPE -14	86.49		86.46	5.3	5.3	0.005	18.0	0.013	7.43	3.73	87.07	87.04
INLET C	PIPE -25	86.95	MH-1	86.69	17.1	17.1	0.015	18.0	0.013	12.91	1.62	87.33	87.35
CONNECT TO STUB	PIPE -13 (EX)	86.46	EXISTING MH	86.29	17.2	17.2	0.010	18.0	0.013	10.50	3.73	87.04	86.78
CB-1	PIPE -24	89.37	RD CONNECTION	88.61	51.0	51.0	0.015	6.0	0.010	0.89	3.08	89.70	88.86

Falcon Marketplace, Lot 4
FlexTable: Catch Basin Table
Active Scenario: 5-year

Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Length (ft)	Width (ft)	Inlet Type	Flow (Additional Subsurface) (cfs)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (ft)
CB-1	93.00	89.37			Full Capture	0.43	100.0	89.70
INLET B1	91.53	87.73	2.00	3.00	Full Capture	0.40	100.0	87.96
INLET B2	91.62	87.17	2.00	3.00	Full Capture	0.32	100.0	87.57
INLET C	90.65	86.95	2.00	3.00	Full Capture	0.58	100.0	87.33
INLET A	91.16	88.16	2.00	3.00	Full Capture	0.62	100.0	88.46

Falcon Marketplace, Lot 4

FlexTable: Manhole Table

Active Scenario: 5-year

Label	Elevation (Rim) (ft)	Elevation (Invert in 1) (ft)	Flow (Total Out) (cfs)	Depth (Out) (ft)	Hydraulic Grade Line (Out) (ft)	Headloss Method	Hydraulic Grade Line (In) (ft)	Notes
MH-2	92.04	87.85	0.62	0.29	87.94	Standard	88.08	PRIVATE 5' MANHOLEPER CDOT STD DTL M-604-20
MH-1	91.08	86.69	2.35	0.58	87.07	Standard	87.35	PRIVATE 6' MANHOLEPER CDOT STD DTL M-604-20

Falcon Marketplace, Lot 4

FlexTable: Outfall Table

Active Scenario: 5-year

ID	Label	Elevation (Ground) (ft)	Set Rim to Ground Elevation?	Elevation (Invert) (ft)	Boundary Condition Type	Elevation (User Defined Tailwater) (ft)	Hydraulic Grade (ft)	Flow (Total Out) (cfs)	Notes
66	EXISTING MH	90.80	True	85.80	Free Outfall		86.78	2.35	MH

Falcon Marketplace, Lot 4
FlexTable: Conduit Table
Active Scenario: 100-year

Start Node	Label	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (User Defined) (ft)	Length (Scaled) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Manning's n	Capacity (Full Flow) (cfs)	Velocity (In) (ft/s)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)
INLET A	PIPE -17	88.16	MH-2	87.85	51.8	51.8	0.006	18.0	0.013	8.16	3.28	88.63	88.33
MH-2	PIPE -19	87.65	MH-1	86.69	159.5	159.5	0.006	18.0	0.013	8.16	3.28	88.11	87.91
RD CONNECTI ON	PIPE -15 (1)	87.61	INLET B2	87.37	39.2	39.2	0.006	18.0	0.013	8.21	3.50	88.13	87.91
INLET B2	PIPE -15 (1) (1)	87.17	MH-1	86.69	79.6	79.6	0.006	18.0	0.013	8.18	2.98	87.91	87.91
INLET B1	PIPE -15	87.73	RD CONNECTION CONNECT TO STUB	87.61	18.9	18.9	0.006	18.0	0.013	8.21	2.53	88.11	88.13
MH-1	PIPE -14	86.49		86.46	5.3	5.3	0.005	18.0	0.013	7.43	3.72	87.63	87.62
INLET C	PIPE -25	86.95	MH-1	86.69	17.1	17.1	0.015	18.0	0.013	12.91	1.03	87.91	87.91
CONNECT TO STUB	PIPE -13 (EX)	86.46	EXISTING MH	86.29	17.2	17.2	0.010	18.0	0.013	10.50	3.66	87.62	87.62
CB-1	PIPE -24	89.37	RD CONNECTION	88.61	51.0	51.0	0.015	6.0	0.010	0.89	5.04	90.03	89.08

Falcon Marketplace, Lot 4
FlexTable: Catch Basin Table
Active Scenario: 100-year

Label	Elevation (Rim) (ft)	Elevation (Invert) (ft)	Length (ft)	Width (ft)	Inlet Type	Flow (Additional Subsurface) (cfs)	Capture Efficiency (Calculated) (%)	Hydraulic Grade Line (In) (ft)
CB-1	93.00	89.37			Full Capture	0.99	100.0	90.03
INLET B1	91.53	87.73	2.00	3.00	Full Capture	0.91	100.0	88.11
INLET B2	91.62	87.17	2.00	3.00	Full Capture	0.70	100.0	87.91
INLET C	90.65	86.95	2.00	3.00	Full Capture	1.23	100.0	87.91
INLET A	91.16	88.16	2.00	3.00	Full Capture	1.52	100.0	88.63

Falcon Marketplace, Lot 4
FlexTable: Manhole Table
Active Scenario: 100-year

Label	Elevation (Rim) (ft)	Elevation (Invert in 1) (ft)	Flow (Total Out) (cfs)	Depth (Out) (ft)	Hydraulic Grade Line (Out) (ft)	Headloss Method	Hydraulic Grade Line (In) (ft)	Notes
MH-2	92.04	87.85	1.52	0.46	88.11	Standard	88.33	PRIVATE 5' MANHOLEPER CDOT STD DTL M-604-20
MH-1	91.08	86.69	5.35	1.14	87.63	Standard	87.91	PRIVATE 6' MANHOLEPER CDOT STD DTL M-604-20

Falcon Marketplace, Lot 4

FlexTable: Outfall Table

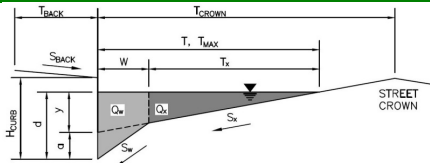
Active Scenario: 100-year

ID	Label	Elevation (Ground) (ft)	Set Rim to Ground Elevation?	Elevation (Invert) (ft)	Boundary Condition Type	Elevation (User Defined Tailwater) (ft)	Hydraulic Grade (ft)	Flow (Total Out) (cfs)	Notes
66	EXISTING MH	90.80	True	85.80	User Defined Tailwater	87.62	87.62	5.35	MH

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Discount Tire (Falcon)
 Inlet ID: Inlet A (Sub-Basin A4)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb
 Side Slope Behind Curb (leave blank for no conveyance credit behind curb)
 Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

$T_{BACK} = 0.0$ ft
 $S_{BACK} = 0.000$ ft/ft
 $n_{BACK} = 0.013$

Height of Curb at Gutter Flow Line
 Distance from Curb Face to Street Crown
 Gutter Width
 Street Transverse Slope
 Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)
 Street Longitudinal Slope - Enter 0 for sump condition
 Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 44.0$ ft
 $W = 2.00$ ft
 $S_X = 0.033$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_O = 0.000$ ft/ft
 $n_{STREET} = 0.016$

Max. Allowable Spread for Minor & Major Storm
 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm
 Check boxes are not applicable in SUMP conditions

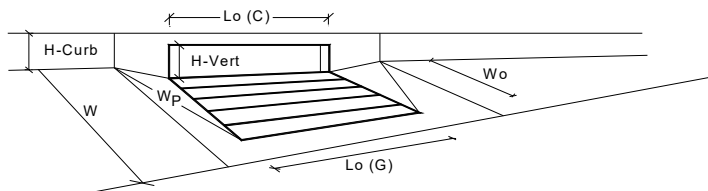
	Minor Storm	Major Storm	
$T_{MAX} =$	15.0	15.0	ft
$d_{MAX} =$	6.0	6.0	inches
	<input type="checkbox"/>	<input type="checkbox"/>	

MINOR STORM Allowable Capacity is based on Depth Criterion
MAJOR STORM Allowable Capacity is based on Depth Criterion

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.06 Released August 2018



Design Information (Input)

Type of Inlet CDOT/Denver 13 Valley Grate

Local Depression (additional to continuous gutter depression 'a' from above)

Number of Unit Inlets (Grate or Curb Opening)

Water Depth at Flowline (outside of local depression)

Grate Information

Length of a Unit Grate

Width of a Unit Grate

Area Opening Ratio for a Grate (typical values 0.15-0.90)

Clogging Factor for a Single Grate (typical value 0.50 - 0.70)

Grate Weir Coefficient (typical value 2.15 - 3.60)

Grate Orifice Coefficient (typical value 0.60 - 0.80)

Curb Opening Information

Length of a Unit Curb Opening

Height of Vertical Curb Opening in Inches

Height of Curb Orifice Throat in Inches

Angle of Throat (see USDCM Figure ST-5)

Side Width for Depression Pan (typically the gutter width of 2 feet)

Clogging Factor for a Single Curb Opening (typical value 0.10)

Curb Opening Weir Coefficient (typical value 2.3-3.7)

Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)

Low Head Performance Reduction (Calculated)

Depth for Grate Midwidth

Depth for Curb Opening Weir Equation

Combination Inlet Performance Reduction Factor for Long Inlets

Curb Opening Performance Reduction Factor for Long Inlets

Grated Inlet Performance Reduction Factor for Long Inlets

Total Inlet Interception Capacity (assumes clogged condition)

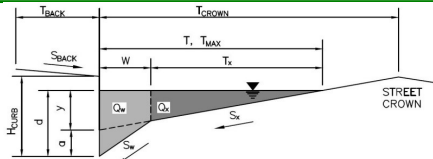
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)

	MINOR	MAJOR	
Type =	CDOT/Denver 13 Valley Grate		
a _{local} =	2.00	2.00	inches
No =	1	1	
Ponding Depth =	6.0	6.0	inches
	MINOR	MAJOR	Override Depths
L _o (G) =	3.00	3.00	feet
W _o =	1.73	1.73	feet
A _{ratio} =	0.43	0.43	
C _r (G) =	0.50	0.50	
C _w (G) =	3.30	3.30	
C _o (G) =	0.60	0.60	
	MINOR	MAJOR	
L _o (C) =	N/A	N/A	feet
H _{vert} =	N/A	N/A	inches
H _{throat} =	N/A	N/A	inches
Theta =	N/A	N/A	degrees
W _p =	N/A	N/A	feet
C _r (C) =	N/A	N/A	
C _w (C) =	N/A	N/A	
C _o (C) =	N/A	N/A	
	MINOR	MAJOR	
d _{Grate} =	0.523	0.523	ft
d _{Curb} =	N/A	N/A	ft
RF _{Combination} =	N/A	N/A	
RF _{Curb} =	N/A	N/A	
RF _{Grate} =	0.94	0.94	
	MINOR	MAJOR	
Q _a =	2.6	2.6	cfs
Q _{PEAK REQUIRED} =	0.6	1.5	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Discount Tire (Falcon)
 Inlet ID: Inlet B1 (Sub-Basin A1)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

$T_{BACK} = 0.0$ ft
 $S_{BACK} = 0.000$ ft/ft
 $n_{BACK} = 0.013$

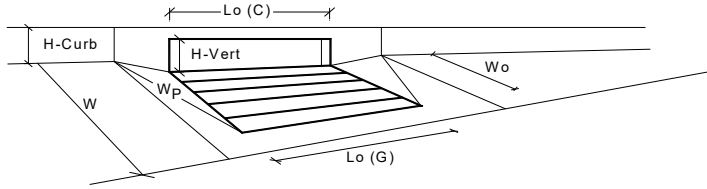
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 20.0$ ft
 $W = 2.00$ ft
 $S_x = 0.030$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.016$

	Minor Storm	Major Storm	
$T_{MAX} =$	20.0	20.0	ft
$d_{MAX} =$	6.0	6.0	inches
	<input type="checkbox"/>	<input type="checkbox"/>	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.06 Released August 2018

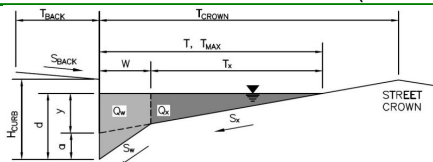


Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT/Denver 13 Valley Grate	Type =	CDOT/Denver 13 Valley Grate			
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	2.00	2.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	6.0	6.0	inches	
Grate Information			MINOR	MAJOR		<input type="checkbox"/> Override Depths
Length of a Unit Grate		L _g (G) =	3.00	3.00	feet	
Width of a Unit Grate		W _g =	1.73	1.73	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	0.43	0.43		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _f (G) =	0.50	0.50		
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	3.30	3.30		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	0.60	0.60		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		L _c (C) =	N/A	N/A	feet	
Height of Vertical Curb Opening in Inches		H _{vert} =	N/A	N/A	inches	
Height of Curb Orifice Throat in Inches		H _{throat} =	N/A	N/A	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	N/A	N/A	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	N/A	N/A	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _f (C) =	N/A	N/A		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	N/A	N/A		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	N/A	N/A		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d _{Grate} =	0.523	0.523	ft	
Depth for Curb Opening Weir Equation		d _{Curb} =	N/A	N/A	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		RF _{Combination} =	N/A	N/A		
Curb Opening Performance Reduction Factor for Long Inlets		RF _{Curb} =	N/A	N/A		
Grated Inlet Performance Reduction Factor for Long Inlets		RF _{Grate} =	0.94	0.94		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)		Q _a =	2.6	2.6	cfs	
		Q _{PEAK REQUIRED} =	0.4	0.9	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Discount Tire (Falcon)
 Inlet ID: Inlet B2 (Sub-Basin A2)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb

Side Slope Behind Curb (leave blank for no conveyance credit behind curb)

Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line

Distance from Curb Face to Street Crown

Gutter Width

Street Transverse Slope

Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)

Street Longitudinal Slope - Enter 0 for sump condition

Manning's Roughness for Street Section (typically between 0.012 and 0.020)

Max. Allowable Spread for Minor & Major Storm

Max. Allowable Depth at Gutter Flowline for Minor & Major Storm

Check boxes are not applicable in SUMP conditions

MINOR STORM Allowable Capacity is based on Depth Criterion**MAJOR STORM** Allowable Capacity is based on Depth Criterion

$T_{BACK} = 0.0$ ft
 $S_{BACK} = 0.000$ ft/ft
 $n_{BACK} = 0.013$

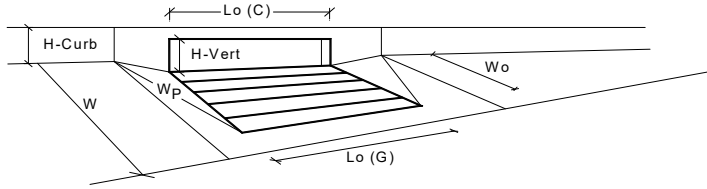
$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 20.0$ ft
 $W = 2.00$ ft
 $S_x = 0.015$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.016$

	Minor Storm	Major Storm	
$T_{MAX} =$	20.0	20.0	ft
$d_{MAX} =$	6.0	6.0	inches
	<input type="checkbox"/>	<input type="checkbox"/>	

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.06 Released August 2018

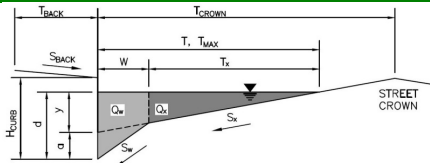


Design Information (Input)		MINOR		MAJOR		
Type of Inlet	CDOT/Denver 13 Valley Grate	Type =	CDOT/Denver 13 Valley Grate			
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	2.00	2.00	inches	
Number of Unit Inlets (Grate or Curb Opening)		No =	1	1		
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.2	5.2	inches	
Grate Information			MINOR	MAJOR		<input type="checkbox"/> Override Depths
Length of a Unit Grate		L _g (G) =	3.00	3.00	feet	
Width of a Unit Grate		W _g =	1.73	1.73	feet	
Area Opening Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	0.43	0.43		
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _r (G) =	0.50	0.50		
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	3.30	3.30		
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	0.60	0.60		
Curb Opening Information			MINOR	MAJOR		
Length of a Unit Curb Opening		L _c (C) =	N/A	N/A	feet	
Height of Vertical Curb Opening in Inches		H _{vert} =	N/A	N/A	inches	
Height of Curb Orifice Throat in Inches		H _{throat} =	N/A	N/A	inches	
Angle of Throat (see USDCM Figure ST-5)		Theta =	N/A	N/A	degrees	
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	N/A	N/A	feet	
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _r (C) =	N/A	N/A		
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	N/A	N/A		
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	N/A	N/A		
Low Head Performance Reduction (Calculated)			MINOR	MAJOR		
Depth for Grate Midwidth		d _{Grate} =	0.459	0.459	ft	
Depth for Curb Opening Weir Equation		d _{Curb} =	N/A	N/A	ft	
Combination Inlet Performance Reduction Factor for Long Inlets		RF _{Combination} =	N/A	N/A		
Curb Opening Performance Reduction Factor for Long Inlets		RF _{Curb} =	N/A	N/A		
Grated Inlet Performance Reduction Factor for Long Inlets		RF _{Grate} =	0.82	0.82		
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR		
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)		Q _a =	1.9	1.9	cfs	
		Q _{PEAK REQUIRED} =	0.3	0.7	cfs	

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Discount Tire (Falcon)
 Inlet ID: Inlet C (Sub-Basin A3)

**Gutter Geometry (Enter data in the blue cells)**

Maximum Allowable Width for Spread Behind Curb
 Side Slope Behind Curb (leave blank for no conveyance credit behind curb)
 Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

$T_{BACK} = 0.0$ ft
 $S_{BACK} = 0.000$ ft/ft
 $n_{BACK} = 0.013$

Height of Curb at Gutter Flow Line
 Distance from Curb Face to Street Crown
 Gutter Width
 Street Transverse Slope
 Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)
 Street Longitudinal Slope - Enter 0 for sump condition
 Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 35.0$ ft
 $W = 2.00$ ft
 $S_X = 0.033$ ft/ft
 $S_W = 0.083$ ft/ft
 $S_O = 0.000$ ft/ft
 $n_{STREET} = 0.016$

Max. Allowable Spread for Minor & Major Storm
 Max. Allowable Depth at Gutter Flowline for Minor & Major Storm
 Check boxes are not applicable in SUMP conditions

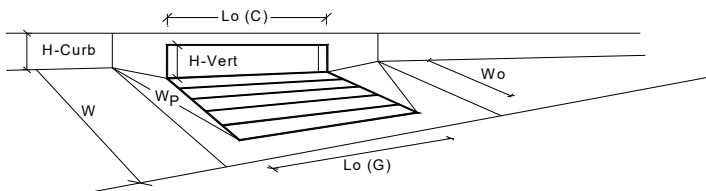
	Minor Storm	Major Storm	
$T_{MAX} =$	15.0	15.0	ft
$d_{MAX} =$	6.0	6.0	inches
	<input type="checkbox"/>	<input type="checkbox"/>	

MINOR STORM Allowable Capacity is based on Depth Criterion
MAJOR STORM Allowable Capacity is based on Depth Criterion

	Minor Storm	Major Storm	
$Q_{allow} =$	SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

Version 4.06 Released August 2018



Design Information (Input)

Type of Inlet

Local Depression (additional to continuous gutter depression 'a' from above)

Number of Unit Inlets (Grate or Curb Opening)

Water Depth at Flowline (outside of local depression)

Grate Information

Length of a Unit Grate

Width of a Unit Grate

Area Opening Ratio for a Grate (typical values 0.15-0.90)

Clogging Factor for a Single Grate (typical value 0.50 - 0.70)

Grate Weir Coefficient (typical value 2.15 - 3.60)

Grate Orifice Coefficient (typical value 0.60 - 0.80)

Curb Opening Information

Length of a Unit Curb Opening

Height of Vertical Curb Opening in Inches

Height of Curb Orifice Throat in Inches

Angle of Throat (see USDCM Figure ST-5)

Side Width for Depression Pan (typically the gutter width of 2 feet)

Clogging Factor for a Single Curb Opening (typical value 0.10)

Curb Opening Weir Coefficient (typical value 2.3-3.7)

Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)

Low Head Performance Reduction (Calculated)

Depth for Grate Midwidth

Depth for Curb Opening Weir Equation

Combination Inlet Performance Reduction Factor for Long Inlets

Curb Opening Performance Reduction Factor for Long Inlets

Grated Inlet Performance Reduction Factor for Long Inlets

Total Inlet Interception Capacity (assumes clogged condition)

Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)

	MINOR	MAJOR	
Type =	CDOT/Denver 13 Valley Grate		
a_{local} =	2.00	2.00	inches
No =	1	1	
Ponding Depth =	6.0	6.0	inches
	MINOR	MAJOR	<input type="checkbox"/> Override Depths
$L_o (G)$ =	3.00	3.00	feet
W_o =	1.73	1.73	feet
A_{ratio} =	0.43	0.43	
$C_r (G)$ =	0.50	0.50	
$C_w (G)$ =	3.30	3.30	
$C_o (G)$ =	0.60	0.60	
	MINOR	MAJOR	
$L_o (C)$ =	N/A	N/A	feet
H_{vert} =	N/A	N/A	inches
H_{throat} =	N/A	N/A	inches
Theta =	N/A	N/A	degrees
W_p =	N/A	N/A	feet
$C_r (C)$ =	N/A	N/A	
$C_w (C)$ =	N/A	N/A	
$C_o (C)$ =	N/A	N/A	
	MINOR	MAJOR	
d_{Grate} =	0.523	0.523	ft
d_{Curb} =	N/A	N/A	ft
$RF_{Combination}$ =	N/A	N/A	
RF_{Curb} =	N/A	N/A	
RF_{Grate} =	0.94	0.94	
	MINOR	MAJOR	
Q_a =	2.6	2.6	cfs
$Q_{PEAK REQUIRED}$ =	0.6	1.2	cfs

APPENDIX E - EOPCC



Kimley-Horn & Associates, Inc.

Opinion of Probable Construction Cost

Client: Halle Properties, Inc.	Date: 4/22/2021
Project: Falcon Marketplace, Lot 4 - Discount Tire	Prepared By: JM
KHA No.: 096010025	Checked By: MH

Sheet: 1 of 1

This OPC is not intended for basing financial decisions, or securing funding. Review all notes and assumptions. Since Kimley-Horn & Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn & Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have been rounded.

Item No.	Item Description	Quantity	Unit	Unit Price	Item Cost
Private Storm Sewer (Non-Reimbursible)					
1	18" RCP Storm Pipe	371	LF	\$67.00	\$24,857
2	CDOT Type 13 Inlet	4	EA	\$4,500.00	\$18,000
3	5-FT Diameter SD Manhole	1	EA	\$6,619.00	\$6,619
4	6-FT Diameter SD Manhole	1	EA	\$7,500.00	\$7,500
5	6" PVD Roof Drain	51	LF	\$10.00	\$510
Subtotal:					\$57,486
Contingency (%, +/-)				10%	\$5,749
Project Total:					\$63,235

Basis for Cost Projection:

- ☐ No Design Completed
☐ Preliminary Design
☒ Final Design

Design Engineer:

Mitchell O. Hess
Registered Professional Engineer, State of Colorado No. 53916

APPENDIX F - EXCERPTS FROM THE MASTER PLAN

Rational Method Runoff Summary

BASIN	DP	Area (Ac.)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
A1	DP1	1.81	3.4	7.7
	DP2	1.81	3.4	7.7
A2		4.82	1.4	10.2
	DP3	6.63	4.6	17.3
B4	DP4	2.35	7.5	14.6
B5		0.63	2.8	5.1
	DP5	2.99	10.0	19.3
B6	DP6	3.19	12.8	23.6
B7		0.46	2.0	3.7
	DP7	6.63	23.8	28.0
B8	DP8	1.04	3.5	6.9
B9		0.30	1.4	2.5
	DP9	1.35	4.9	9.3
B10		0.18	0.8	1.4
	DP10	8.16	29.2	38.1
B11	DP11	2.01	7.8	14.6
B12		0.18	0.8	1.5
	DP12	10.35	36.4	51.9
B13		0.20	0.9	1.6
	DP13	10.55	37.1	53.2
B14	DP14	2.49	9.1	17.0
B15	DP15	5.73	20.3	38.0
B16		0.35	1.6	2.9
	DP16	8.56	30.6	57.1
B17		0.33	1.5	2.7

BASIN	DP	Area (Ac.)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
	DP17	8.89	31.9	59.3
	DP18	19.44	52.1	88.2
B18	DP19	2.18	7.8	15.0
B19	DP20	2.57	10.1	18.8
	DP21	24.19	67.6	117.5
B20	DP22	2.03	5.6	11.4
B21		1.62	0.5	4.0
	DP23	27.85	67.4	121.8
C1	DP24	0.35	1.3	2.6
C2		0.23	0.8	1.5
	DP25	0.59	2.0	3.8
C3		1.88	0.6	4.2
C4		2.19	6.9	13.8
	DP26	4.08	5.4	13.7
C5	DP27	0.64	0.5	1.9
C6		0.45	0.2	1.2
	DP28	5.31	7.4	18.3
C7	DP29	0.19	0.7	1.3
C8		1.14	2.5	5.5
	DP30	1.33	3.1	6.6
C9		3.43	7.3	16.2
D1		2.62	4.1	8.8
D2		0.07	0.3	0.6
D3		0.07	0.3	0.6
	DPO1	32.50	10.3	30.2

B-GROUP basins represent the bulk of the site, with flows generally travelling southwards via curb and gutter, and storm sewer towards Pond #2. Pond #2 has been designed as a 3.5 ac-ft basin, sufficient to detain and release the WQCV generated by the site.

Basin B4 covers proposed lots 3 and 4 at the northeast corner of the Falcon Marketplace site. Flows generated by this basin Q₅ =7.5 cfs, Q₁₀₀ =14.6 cfs are intended to culminate at **Design Point 4** where a proposed private 24" RCP storm sewer stub is provided to allow for storm sewer connection as needed by the future lot developer(s). Design of the internal storm sewer/drainage configuration for lots 3 and 4 will be determined by the individual lot developer(s) at a later date.

Basin B5 covers a portion of the east side of Falcon Market Place adjacent to lots 3 and 4. Flows of Q₅ =2.8 cfs, Q₁₀₀ =5.1 cfs are generated by this basin and will travel to the south towards a proposed public 10' Type R at-grade inlet (**Design Point 5**). Flows exit this proposed in let IB1 to the west via public 24" RCP storm sewer.

Basin B6 covers the northeast corner of lot 2. Flows generated by this basin Q₅ =12.8 cfs, Q₁₀₀ =23.6 cfs are intended to culminate at **Design Point 6** where a proposed private 24" RCP storm sewer stub is provided to allow for storm sewer connection as needed by the

south towards proposed Pond 2 via proposed public 48" RCP storm sewer.

Basin B20 covers the west side of Meridian Road between Eastonville Road and E. Woodmen Road adjacent to the Falcon Marketplace site. Flows of $Q_5 = 5.6$ cfs, $Q_{100} = 11.4$ cfs are generated by this widening of Meridian Road and will travel to the south towards a proposed curb cut and riprap swale (**Design Point 22**). Flows will exit Meridian Road at this curb cut and travel via riprap lined swale towards the proposed water quality facility pond 2.

Basin B21 covers the entirety of proposed Water Quality Facility Pond 2. Flows of $Q_5 = 0.5$ cfs, $Q_{100} = 4.0$ cfs generated by this basin are immediately absorbed by the pond volume.

Design Point 23 represents those flows $Q_5 = 67.4$ cfs, $Q_{100} = 121.8$ cfs generated by the Falcon Marketplace development reaching the outlet structure of proposed Water Quality Facility Pond 2. See below for further discussion of the Water Quality Facilities.

C-GROUP basins cover the western and southern portions of the site that travel towards Pond #3, along with flows off E. Woodmen Road that will discharge into the open channel.

Basin C1 covers a portion of the east side of the proposed southwest roundabout. Flows of $Q_5 = 1.3$ cfs, $Q_{100} = 2.6$ cfs are generated by this basin and will travel to the south towards a proposed low point and public 5' Type R sump inlet (**Design Point 24**). Flows exiting this inlet will travel to the west via proposed public 18" RCP storm sewer.

Basin C2 covers a portion of the west side of the proposed southwest roundabout. Flows of $Q_5 = 0.8$ cfs, $Q_{100} = 1.5$ cfs are generated by this basin and will travel to the south towards a proposed low point and public 5' Type R sump inlet (**Design Point 25**). Flows exiting this inlet will travel to the west via proposed public 18" RCP storm sewer.

Basin C3 covers an offsite tract along the western boundary of the property. Flows generated by this basin $Q_5 = 0.6$ cfs, $Q_{100} = 4.2$ cfs travel overland to the east.

Basin C4 covers the western portion of lot 1 and lot 11. Flows generated by this basin $Q_5 = 6.9$ cfs, $Q_{100} = 13.8$ cfs are intended to culminate at **Design Point 26** where a proposed private 24" RCP storm sewer stub is provided to allow for storm sewer connection as needed by the future lot developer. Design of the internal storm sewer/drainage configuration for lot 1 and lot 11 will be determined by the individual lot developer at a later date.

Basin C5 covers an offsite tract along the southern boundary of the adjacent Courtyards West property. Flows generated by this basin $Q_5 = 0.5$ cfs, $Q_{100} = 1.9$ cfs travel overland to the east towards a proposed public 18" RCP culvert **Design Point 27**, that will discharge into Pond #3.

Basin C6 covers the entirety of proposed Water Quality Facility Pond 3 and some offsite open tract area to the east. Flows of $Q_5 = 0.2$ cfs, $Q_{100} = 1.2$ cfs generated by this basin are immediately absorbed by the pond volume.

8.0 PROPOSED DETENTION/WATER QUALITY FACILITIES

As previously mentioned, three separate detention/water quality facilities are proposed with this development:

Pond #1 (DBPS – SR4), a 26.7 ac-ft sub-regional detention facility is proposed along the northern boundary of the project site, to intercept flows from the UTBSC, and release it at a reduced flow rate into the 96" pipe. In accordance with El Paso County criteria, a 12'x8' modified type D outlet structure with a permanent micropool will release the WQCV over a 40-hour period. A gravel maintenance access road will be constructed in to, and around the entire perimeter of the pond. Pond #1 will be owned and maintained by El Paso County.

Two options were considered for the construction of the drop structure into the proposed Pond SR4. A geocell product was considered for both its aesthetics and constructability, however with the consideration of both time, cost and local contractor experience, a grouted riprap structure was determined as the more appropriate option. Inspection of the placement and grouting of the riprap during construction will be required to provide for longevity and functional design.

Pond #2, a proposed 3.5 ac-ft private water-quality basin will intercept the majority of flows generated by the site, south of the proposed sub-regional pond #1. As with pond #1, in accordance with El Paso County criteria, an outlet structure with permanent micropool will release the WQCV over a 40-hour period, to the open channel along E. Woodmen Road. A gravel maintenance access road will be constructed in to, and around the southern perimeter of the pond.

Pond #3, is a small 0.21 ac-ft proposed private water-quality basin intended to intercept the flows generated by the western portion of the site. As with pond #2, in accordance with El Paso County criteria, an outlet structure with permanent micropool will release the WQCV over a 40-hour period. Flows will discharge into the 96" RCP, and ultimately reach the open channel along E. Woodmen Road.

Ponds 2 & 3 are designed as water quality basins, not full extended detention basins. Therefore release of the developed flows may be higher than the predevelopment inflow, as indicated by the UD-Detention spreadsheets in the appendix. The capacity of the open channel downstream has been designed to accommodate these flows while restricting flow discharging the overall site to no greater than historic.

The HEC-HMS study determined that allowable flow generated by the site (B & C-group basins) cannot exceed $Q_{100}=113$ -cfs. This represents the difference between the open channel design flow and discharge from the 96" pipe ($757 \text{ cfs} - 644 \text{ cfs} = 113 \text{ cfs}$).

From the UD-Detention spreadsheets in the appendix, release rates for Pond 2 ($Q_5 = 21.7 \text{ cfs}$, $Q_{100} = 50.2 \text{ cfs}$) and Pond 3 ($Q_5 = 3.7 \text{ cfs}$, $Q_{100} = 14.7 \text{ cfs}$) are within the parameters listed above. Flows combine with the 96" outflow ($Q_{100} = 644 \text{ cfs}$) and offsite contribution from basin C9 ($Q_5 = 7.3 \text{ cfs}$, $Q_{100} = 16.2 \text{ cfs}$), to generate 100-year flows of 725 cfs. This flow is within the HEC-HMS design parameters listed above, and less than the historic discharge of 760-cfs, and as such will not negatively impact the downstream facilities.

PROJECT INFORMATION

PROJECT:
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DATE:

Falcon Marketplace
20988-00CSCV
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TDM
El Paso County
Final
4/17/2019



Drexel, Barrell & Co.

	C2*	C5*	C10*	C100*	% IMPERV
Commercial Development		0.81		0.88	95
Open Space		0.08		0.35	0
Asphalt Roadway		0.90		0.96	100

*C-Values and Basin Imperviousness based on Table 5-1, City of Colorado Springs and El Paso County "Drainage Criteria Manual"

SUB-BASIN	SURFACE DESIGNATION	sf	AREA ACRE	COMPOSITE RUNOFF COEFFICIENTS				% IMPERV
				C2	C5	C10	C100	
A1	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	39449	0.91		0.08		0.35	0
	Asphalt Roadway	39255	0.90		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	78704	1.81		0.49		0.65	50
A2	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	210108	4.82		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	210108	4.82		0.08		0.35	0
B4	Commercial Development	82558	1.90		0.81		0.88	95
	Open Space	19878	0.46		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	102436	2.35		0.67		0.78	77
B5	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	1202	0.03		0.08		0.35	0
	Asphalt Roadway	26452	0.61		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	27654	0.63		0.86		0.93	96
B6	Commercial Development	135219	3.10		0.81		0.88	95
	Open Space	3694	0.00		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	138913	3.19		0.79		0.87	92
B7	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	706	0.02		0.08		0.35	0
	Asphalt Roadway	19274	0.44		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	19980	0.46		0.87		0.94	96
B8	Commercial Development	37504	0.86		0.81		0.88	95
	Open Space	7871	0.18		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	45375	1.04		0.68		0.79	79
B9	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	0	0.00		0.08		0.35	0
	Asphalt Roadway	13266	0.30		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	13266	0.30		0.90		0.96	100
B10	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	0	0.00		0.08		0.35	0
	Asphalt Roadway	7648	0.18		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	7648	0.18		0.90		0.96	100

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Drexel, Barrell & Co.

	C2*	C5*	C10*	C100*	% IMPERV
Commercial Development		0.81		0.88	95
Open Space		0.08		0.35	0
Asphalt Roadway		0.90		0.96	100

*C-Values and Basin Imperviousness based on Table 5-1, City of Colorado Springs and El Paso County "Drainage Criteria Manual"

B11	Commercial Development	82352	1.07		0.01		0.00	95
	Open Space	5276	0.12		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	87628	2.01		0.77		0.85	89
B12	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	0	0.00		0.08		0.35	0
	Asphalt Roadway	7868	0.18		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	7868	0.18		0.90		0.96	100
B13	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	0	0.00		0.08		0.35	0
	Asphalt Roadway	8699	0.20		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	8699	0.20		0.90		0.96	100
B14	Commercial Development	100956	2.32		0.81		0.88	95
	Open Space	7304	0.17		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	108260	2.49		0.76		0.84	89
B15	Commercial Development	230636	5.29		0.81		0.88	95
	Open Space	18865	0.43		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	249501	5.73		0.75		0.84	88
B16	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	0	0.00		0.08		0.35	0
	Asphalt Roadway	15279	0.35		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	15279	0.35		0.90		0.96	100
B17	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	0	0.00		0.08		0.35	0
	Asphalt Roadway	14340	0.33		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	14340	0.33		0.90		0.96	100
B18	Commercial Development	81327	1.87		0.81		0.88	95
	Open Space	13537	0.31		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	94864	2.18		0.71		0.80	81
B19	Commercial Development	106398	2.44		0.81		0.88	95
	Open Space	5768	0.13		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	112166	2.57		0.77		0.85	90
B20	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	30159	0.69		0.08		0.35	0

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Drexel, Barrell & Co.

	C2*	C5*	C10*	C100*	% IMPERV
Commercial Development		0.81		0.88	95
Open Space		0.08		0.35	0
Asphalt Roadway		0.90		0.96	100

*C-Values and Basin Imperviousness based on Table 5-1, City of Colorado Springs and El Paso County "Drainage Criteria Manual"

	Asphalt Roadway	58407	1.34		0.90		0.90	100
TOTAL	WEIGHTED AVERAGE	88566	2.03		0.62		0.75	66
B21	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	70589	1.62		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	70589	1.62		0.08		0.35	0
C1	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	2771	0.06		0.08		0.35	0
	Asphalt Roadway	12632	0.29		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	15403	0.35		0.75		0.85	82
C2	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	1886	0.04		0.08		0.35	0
	Asphalt Roadway	8276	0.19		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	10162	0.23		0.75		0.85	81
C3	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	82100	1.88		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	82100	1.88		0.08		0.35	0
C4	Commercial Development	71280	1.64		0.81		0.88	95
	Open Space	24284	0.56		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	95564	2.19		0.62		0.75	71
C5	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	23525	0.54		0.08		0.35	0
	Asphalt Roadway	4356	0.10		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	27881	0.64		0.21		0.45	16
C6	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	19540	0.45		0.08		0.35	0
	Asphalt Roadway	0	0.00		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	19540	0.45		0.08		0.35	0
C7	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	1346	0.03		0.08		0.35	0
	Asphalt Roadway	6971	0.16		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	8317	0.19		0.77		0.86	84
C8	Commercial Development	0	0.00		0.81		0.88	95
	Open Space	21695	0.50		0.08		0.35	0
	Asphalt Roadway	27878	0.64		0.90		0.96	100
TOTAL	WEIGHTED AVERAGE	49573	1.14		0.54		0.69	56

PROJECT INFORMATION

PROJECT: Falcon Marketplace
 PROJECT NO: 20988-00CSCV
 DESIGN BY: KGV
 REV. BY: TDM
 AGENCY: El Paso County
 REPORT TYPE: Final
 DATE: 4/17/2019



Drexel, Barrell & Co.

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

DEVELOPED TIME OF CONCENTRATION STANDARD FORM SF-2

SUB-BASIN DATA				INITIAL/OVERLAND TIME (t_i)							TIME OF CONC. t_c		FINAL t_c	
BASIN	DESIGN PT:	C_5	C_{100}	AREA	LENGTH	SLOPE	t_i	LENGTH	SLOPE	VEL.	t_i	COMP.	<i>MINIMUM</i> t_c	
				Ac	Ft	%	Min	Ft	%	FPS	Min	t_c	t_c	Min
	(1)	(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)*	(11)	(12)	(13)	(14)
A1	DP1	0.49	0.65	1.81	100	2.0	9.1	750	2.0	5.8	2.2	11.2	5.0	11.2
A2		0.08	0.35	4.82	100	25.0	6.5	900	0.5	2.2	6.8	13.3	5.0	13.3
	DP3	0.19	0.43	6.63			13.3				0.0	13.3	5.0	13.3
B4	DP4	0.67	0.78	2.35	50	2.0	4.5	600	1.8	5.5	1.8	6.3	5.0	6.3
B5		0.86	0.93	0.63	50	2.0	2.5	650	1.5	4.8	2.3	4.7	5.0	5.0
	DP5	0.71	0.81	2.99			6.3	20	1.0	4.3	0.1	6.4	5.0	6.4
B6	DP6	0.79	0.87	3.19	100	25.0	2.0	500	1.0	4.3	1.9	3.9	5.0	5.0
B7		0.87	0.94	0.46	50	2.0	2.4	300	1.5	4.8	1.0	3.4	5.0	5.0
	DP7	0.76	0.53	6.63			6.4	52	1.9	8.4	0.1	6.5	5.0	6.5
B8	DP8	0.68	0.79	1.04	50	2.0	4.4	300	1.5	4.8	1.0	5.4	5.0	5.4
B9		0.90	0.96	0.30	20	2.0	1.3	300	1.0	4.3	1.2	2.5	5.0	5.0
	DP9	0.73	0.83	1.35			5.4	20	1.0	4.3	0.1	5.5	5.0	5.5
B10		0.90	0.96	0.18	20	2.0	1.3	210	1.5	5.3	0.7	2.0	5.0	5.0
	DP10	0.76	0.59	8.16			6.5	280	1.0	6.8	0.0	6.5	5.0	6.5
B11	DP11	0.77	0.85	2.01	20	2.0	2.2	350	2.5	5.8	1.0	3.2	5.0	5.0
B12		0.90	0.96	0.18	20	2.0	1.3	210	1.5	4.3	0.8	2.1	5.0	5.0
	DP12	0.76	0.65	10.35			6.5	219	1.0	8.4	0.4	7.0	5.0	7.0

B13		0.90	0.96	0.20	20	2.0	1.3	250	1.5	4.3	1.0	2.3	5.0	5.0
	DP13	0.76	0.65	10.55			7.0	50	1.0	8.4	0.1	7.1	5.0	7.1
B14	DP14	0.76	0.84	2.49	100	25.0	2.2	950	1.0	4.1	3.9	6.0	5.0	6.0
B15	DP15	0.75	0.84	5.73	100	25.0	2.2	1080	1.0	4.1	4.4	6.6	5.0	6.6
B16		0.90	0.96	0.35	20	2.0	1.3	500	1.5	5.3	1.6	2.9	5.0	5.0
	DP16	0.76	0.85	8.56			6.6	20	1.0	7.4	0.0	6.6	5.0	6.6
B17		0.90	0.96	0.33	20	2.0	1.3	480	1.5	5.3	1.5	2.8	5.0	5.0
	DP17	0.77	0.85	8.89			6.6	50	1.0	8.4	0.1	6.7	5.0	6.7
	DP18	0.58	0.58	19.44			6.7	52	1.0	8.5	0.1	6.8	5.0	6.8
B18	DP19	0.71	0.80	2.18	20	2.0	2.6	300	1.5	4.3	1.2	3.8	5.0	5.0
B19	DP20	0.77	0.85	2.57	20	2.0	2.2	420	1.5	4.3	1.6	3.8	5.0	5.0
	DP21	0.61	0.63	24.19			6.8	141	0.8	8.5	0.3	7.1	5.0	7.1
B20	DP22	0.62	0.75	2.03	50	2.0	5.0	900	2.2	5.4	2.8	7.8	5.0	7.8
B21		0.08	0.35	1.62	80	33.0	5.3	520	0.1	2.2	3.9	9.3	5.0	9.3
	DP23	0.58	0.62	27.85			9.3				0.0	9.3	5.0	9.3
C1	DP24	0.75	0.85	0.35	50	1.0	4.6	150	1.0	5.2	0.5	5.1	5.0	5.1
C2		0.75	0.85	0.23	100	1.0	6.6	170	1.0	4.3	0.7	7.2	5.0	7.2
	DP25	0.75	0.85	0.59			7.2					7.2	5.0	7.2
C3		0.08	0.35	1.88	100	4.0	12.0				0.0	12.0	5.0	12.0
C4		0.62	0.75	2.19	100	25.0	3.0	765	2.0	5.8	2.2	5.2	5.0	5.2
	DP26	0.37	0.56	4.08			12.0	550	2.0	5.8	1.6	13.6	5.0	13.6
C5	DP27	0.21	0.45	0.64	100	5.0	9.8	295	1.0	4.3	1.1	10.9	5.0	10.9
C6		0.08	0.35	0.45	50	5.0	7.9	120	5.0	8.4	0.2	8.1	5.0	8.1
	DP28	0.39	0.58	5.31			13.6	100	1.0	5.9	0.3	13.9	5.0	13.9
C7	DP29	0.77	0.86	0.19	100	1.0	6.2	150	1.0	4.3	0.6	6.8	5.0	6.8
C8		0.54	0.69	1.14	100	2.0	8.3	325	1.0	4.3	1.3	9.6	5.0	9.6
	DP30	0.57	0.72	1.33			9.6				0.0	9.6	5.0	9.6
C9		0.50	0.66	3.43	100	2.0	8.9	50	33.0	11.0	0.1	8.9	5.0	8.9
D1		0.55	0.70	2.62	50	2.0	5.8	1900	2.0	2.1	15.1	20.9	5.0	20.9
D2		0.90	0.96	0.07	20	2.0	1.3	200	2.0	2.1	1.6	2.9	5.0	5.0
D3		0.90	0.96	0.07	10	2.0	0.9	350	2.0	2.1	2.8	3.1	5.0	5.0

PROJECT INFORMATION

PROJECT: Falcon Marketplace
 PROJECT NO: 20988-00CSCV
 DESIGN BY: KGV
 REV. BY: TDM
 AGE: 1.1
 REPORT TYPE: El Paso County
 DATE: Final
 4/17/2019



Drexel, Barrell & Co.

RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

DEVELOPED	RUNOFF			5 YR		STORM		P1=		1.50		
BASIN (S)	DIRECT RUNOFF							TOTAL RUNOFF				
	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)	t _c (MIN)	S (C * A)	I (IN/HR)	Q (CFS)	
	(2)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	
A1	DP1	1.81	0.49	11.2	0.88	3.87	3.4					
A2		4.82	0.08	13.3	0.39	3.59	1.4					
	DP3	6.63	0.19	13.3	1.27	3.59	4.6					
B4	DP4	2.35	0.67	6.3	1.57	4.75	7.5					
B5		0.63	0.86	5.0	0.55	5.09	2.8					
	DP5	2.99	0.71	6.4	2.12	4.74	10.0					
B6	DP6	3.19	0.79	5.0	2.52	5.09	12.8					
B7		0.46	0.87	5.0	0.40	5.09	2.0					
	DP7	6.63	0.76	6.5	5.04	4.71	23.8					
B8	DP8	1.04	0.68	5.4	0.71	4.98	3.5					
B9		0.30	0.90	5.0	0.27	5.09	1.4					
	DP9	1.35	0.73	5.5	0.99	4.96	4.9					
B10		0.18	0.90	5.0	0.16	5.09	0.8					
	DP10	8.16	0.76	6.5	6.19	4.71	29.2					
B11	DP11	2.01	0.77	5.0	1.54	5.09	7.8					
B12		0.18	0.90	5.0	0.16	5.09	0.8					

	DP12	10.35	0.76	7.0	7.89	4.62	36.4				
B13		0.20	0.90	5.0	0.18	5.09	0.9				
	DP13	10.55	0.76	7.1	8.07	4.60	37.1				
B14	DP14	2.49	0.76	6.0	1.89	4.83	9.1				
B15	DP15	5.73	0.75	6.6	4.32	4.70	20.3				
B16		0.35	0.90	5.0	0.32	5.09	1.6				
	DP16	8.56	0.76	6.6	6.53	4.69	30.6				
B17		0.33	0.90	5.0	0.30	5.09	1.5				
	DP17	8.89	0.77	6.7	6.83	4.67	31.9				
	DP18	19.44	0.58	6.8	11.21	4.64	52.1				
B18	DP19	2.18	0.71	5.0	1.54	5.09	7.8				
B19	DP20	2.57	0.77	5.0	1.99	5.09	10.1				
	DP21	24.19	0.61	7.1	14.73	4.59	67.6				
B20	DP22	2.03	0.62	7.8	1.26	4.45	5.6				
B21		1.62	0.08	9.3	0.13	4.18	0.5				
POND 2	DP23	27.85	0.58	9.3	16.13	4.18	67.4				
C1	DP24	0.35	0.75	5.1	0.27	5.07	1.3				
C2		0.23	0.75	7.2	0.17	4.56	0.8				
	DP25	0.59	0.75	7.2	0.44	4.56	2.0				
C3		1.88	0.08	12.0	0.15	3.76	0.6				
C4		2.19	0.62	5.2	1.37	5.02	6.9				
	DP26	4.08	0.37	13.6	1.52	3.56	5.4				
C5	DP27	0.64	0.21	10.9	0.13	3.92	0.5				
C6		0.45	0.08	8.1	0.04	4.38	0.2				
POND 3	DP28	5.31	0.39	13.9	2.09	3.53	7.4				
C7	DP29	0.19	0.77	6.8	0.15	4.65	0.7				
C8		1.14	0.54	9.6	0.62	4.13	2.5				
	DP30	1.33	0.57	9.6	0.76	4.13	3.1				
C9		3.43	0.50	8.9	1.73	4.24	7.3				
D1		2.62	0.55	20.9	1.43	2.88	4.1				
D2		0.07	0.90	5.0	0.06	5.09	0.3				
D3		0.07	0.90	5.0	0.07	5.09	0.3				

PROJECT INFORMATION

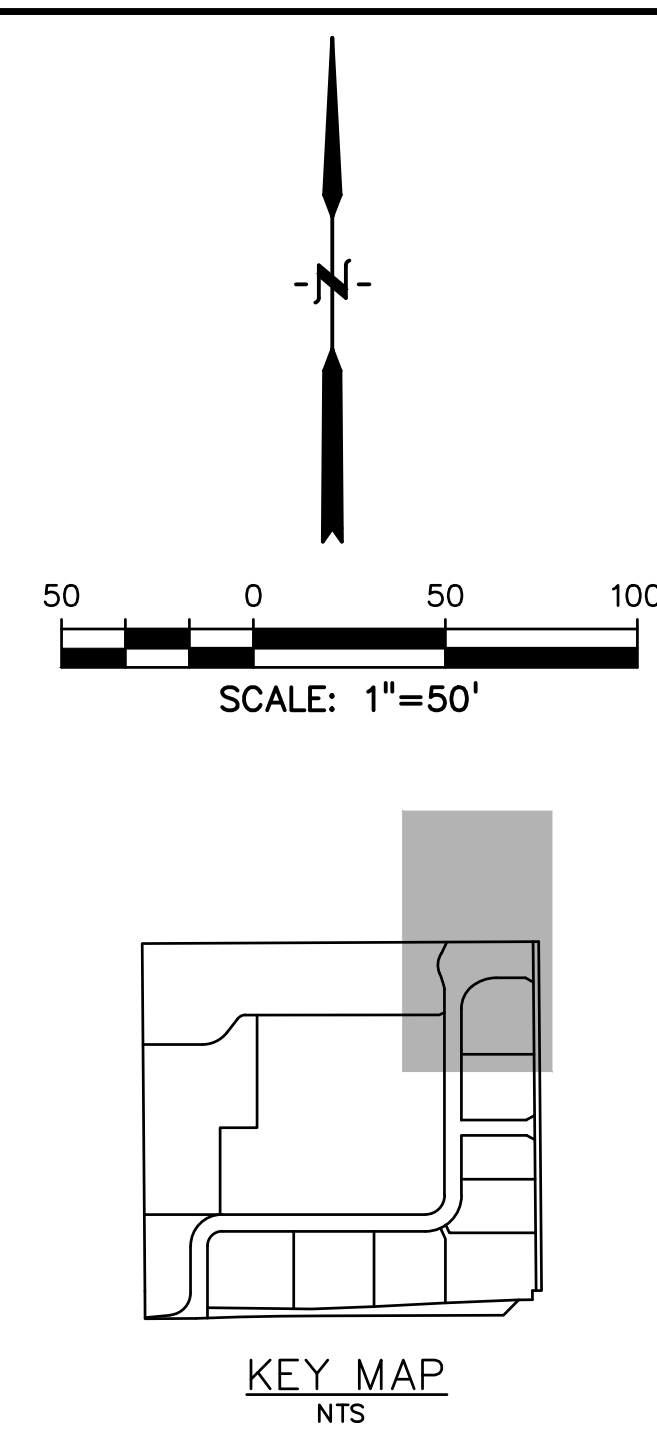
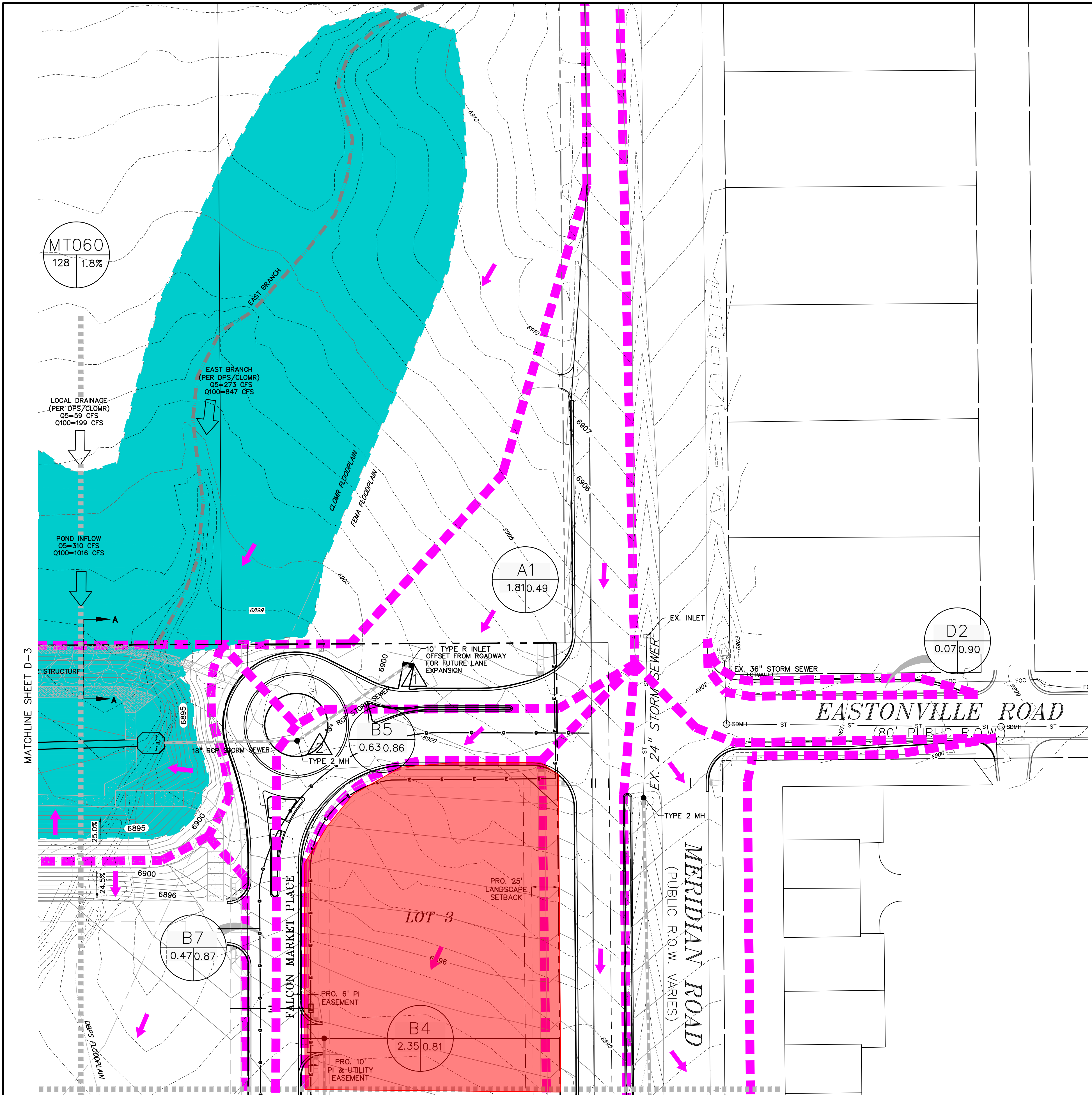
PROJECT: Falcon Marketplace
 PROJECT NO: 20988-00CSCV
 DESIGN BY: KGV
 REV. BY: TDM
 AGENT: El Paso County
 REPORT TYPE: Final
 DATE: 4/17/2019



RATIONAL METHOD CALCULATIONS FOR STORM WATER RUNOFF

DEVELOPED	RUNOFF	5 YR	STORM	P1=	2.52						
BASIN (S)	DIRECT RUNOFF							TOTAL RUNOFF			
	DESIGN POINT	AREA (AC)	RUNOFF COEFF	t _c (MIN)	C * A	I (IN/HR)	Q (CFS)	t _c (MIN)	S (C * A)	I (IN/HR)	Q (CFS)
	(2)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
A1	DP1	1.81	0.65	11.2	1.18	6.51	7.7				
A2		4.82	0.35	13.3	1.69	6.04	10.2				
	DP3	6.63	0.43	13.3	2.87	6.04	17.3				
B4	DP4	2.35	0.78	6.3	1.83	7.99	14.6				
B5		0.63	0.93	5.0	0.59	8.55	5.1				
	DP5	2.99	0.81	6.4	2.42	7.96	19.3				
B6	DP6	3.19	0.87	5.0	2.76	8.55	23.6				
B7		0.46	0.94	5.0	0.43	8.55	3.7				
	DP7	6.63	0.53	6.5	3.53	7.92	28.0				
B8	DP8	1.04	0.79	5.4	0.82	8.37	6.9				
B9		0.30	0.96	5.0	0.29	8.55	2.5				
	DP9	1.35	0.83	5.5	1.11	8.33	9.3				
B10		0.18	0.96	5.0	0.17	8.55	1.4				
	DP10	8.16	0.59	6.5	4.81	7.92	38.1				
B11	DP11	2.01	0.85	5.0	1.71	8.55	14.6				
B12		0.18	0.96	5.0	0.17	8.55	1.5				

	DP12	10.35	0.65	7.0	6.69	7.76	51.9				
B13		0.20	0.96	5.0	0.19	8.55	1.6				
	DP13	10.55	0.65	7.1	6.88	7.72	53.2				
B14	DP14	2.49	0.84	6.0	2.10	8.11	17.0				
B15	DP15	5.73	0.84	6.6	4.81	7.89	38.0				
B16		0.35	0.96	5.0	0.34	8.55	2.9				
	DP16	8.56	0.85	6.6	7.25	7.88	57.1				
B17		0.33	0.96	5.0	0.32	8.55	2.7				
	DP17	8.89	0.85	6.7	7.56	7.84	59.3				
	DP18	19.44	0.58	6.8	11.30	7.80	88.2				
B18	DP19	2.18	0.80	5.0	1.75	8.55	15.0				
B19	DP20	2.57	0.85	5.0	2.20	8.55	18.8				
	DP21	24.19	0.63	7.1	15.25	7.70	117.5				
B20	DP22	2.03	0.75	7.8	1.53	7.47	11.4				
B21		1.62	0.35	9.3	0.57	7.02	4.0				
POND 2	DP23	27.85	0.62	9.3	17.34	7.02	121.8				
C1	DP24	0.35	0.85	5.1	0.30	8.51	2.6				
C2		0.23	0.85	7.2	0.20	7.66	1.5				
	DP25	0.59	0.85	7.2	0.50	7.66	3.8				
C3		1.88	0.35	12.0	0.66	6.32	4.2				
C4		2.19	0.75	5.2	1.64	8.44	13.8				
	DP26	4.08	0.56	13.6	2.29	5.99	13.7				
C5	DP27	0.64	0.45	10.9	0.29	6.59	1.9				
C6		0.45	0.35	8.1	0.16	7.37	1.2				
POND 3	DP28	5.31	0.58	13.9	3.08	5.93	18.3				
C7	DP29	0.19	0.86	6.8	0.16	7.82	1.3				
C8		1.14	0.69	9.6	0.79	6.94	5.5				
	DP30	1.33	0.72	9.6	0.95	6.94	6.6				
C9		3.43	0.66	8.9	2.28	7.12	16.2				
D1		2.62	0.70	20.9	1.82	4.84	8.8				
D2		0.07	0.96	5.0	0.07	8.55	0.6				
D3		0.07	0.96	5.0	0.07	8.55	0.6				



LEGEND	
PROPERTY LINE	---
LOT LINE	---
PROPOSED STORM SEWER	---
EX. MINOR CONTOUR	---
EX. MAJOR CONTOUR	---
PR. MINOR CONTOUR	---
PR. MAJOR CONTOUR	---
BASIN BOUNDARY	---
FLOW DIRECTION	---
PROPOSED (CLOMR/LOMR) FLOODPLAIN	---
DESIGN POINT	---
BASIN DESCRIPTION	
BASIN AREA (ACRES)	---
BASIN	---
IMPERVIOUS COVERAGE	---

RUNOFF SUMMARY				
BASIN	DP	Area (Ac.)	Q _s (CFS)	Q ₁₀₀ (CFS)
A1	DP1	1.81	3.4	7.7
A2	DP2	1.81	3.4	7.7
A2	DP3	4.82	1.4	10.2
B4	DP4	6.63	4.6	17.3
B5	DP5	2.35	7.5	14.6
B6	DP6	0.63	2.8	5.1
B6	DP7	2.99	10.0	19.3
B7	DP8	3.19	12.8	23.6
B7	DP9	0.46	2.0	3.7
B8	DP10	6.63	23.8	28.0
B9	DP11	1.04	3.5	6.9
B9	DP12	0.30	1.4	2.5
B10	DP13	1.35	4.9	9.3
B10	DP14	0.18	0.8	1.4
B11	DP15	8.16	29.2	38.1
B12	DP16	2.01	7.8	14.6
B12	DP17	0.18	0.8	1.5
B13	DP18	10.35	36.4	51.9
B13	DP19	0.20	0.9	1.6
B14	DP20	10.55	37.1	53.2
B15	DP21	2.49	9.1	17.0
B16	DP22	5.73	20.3	38.0
B16	DP23	0.35	1.6	2.9
B17	DP24	8.56	30.6	57.1
B17	DP25	0.33	1.5	2.7

BASIN	DP	Area (Ac.)	Q _s (CFS)	Q ₁₀₀ (CFS)
B18	DP26	8.89	31.9	59.3
B18	DP27	19.44	52.1	88.2
B19	DP28	2.18	7.8	15.0
B19	DP29	2.57	10.1	18.8
B20	DP30	24.19	67.6	117.5
B21	DP31	2.03	5.6	11.4
B21	DP32	1.62	0.5	4.0
C1	DP33	27.85	67.4	121.8
C2	DP34	0.35	1.3	2.6
C2	DP35	0.23	0.8	1.5
C3	DP36	0.59	2.0	3.8
C3	DP37	1.88	0.6	4.2
C4	DP38	2.19	6.9	13.8
C5	DP39	4.08	5.4	13.7
C5	DP40	0.64	0.5	1.9
C6	DP41	0.45	0.2	1.2
C7	DP42	5.31	7.4	18.3
C8	DP43	0.19	0.7	1.3
C8	DP44	1.14	2.5	5.5
C9	DP45	1.33	3.1	6.6
D1	DP46	3.43	7.3	16.2
D1	DP47	2.62	4.1	8.8
D2	DP48	0.07	0.3	0.6
D3	DP49	0.07	0.3	0.6
DPO1	DP50	32.50	10.3	30.2

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS

CLIENT:

HUMMEL INVESTMENTS, LLC
8117 PRESTON ROAD, SUITE 120
DALLAS, TEXAS 75225
(214) 416-9820

DRAINAGE PLAN FOR

FALCON
MARKETPLACE
FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	6-28-19
REVISED	7-19-19
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:

HORIZONTAL: 1"=50'

VERTICAL: N/A

PROPOSED
DRAINAGE
CONDITIONS

PROJECT NO. 20988-00CSCV

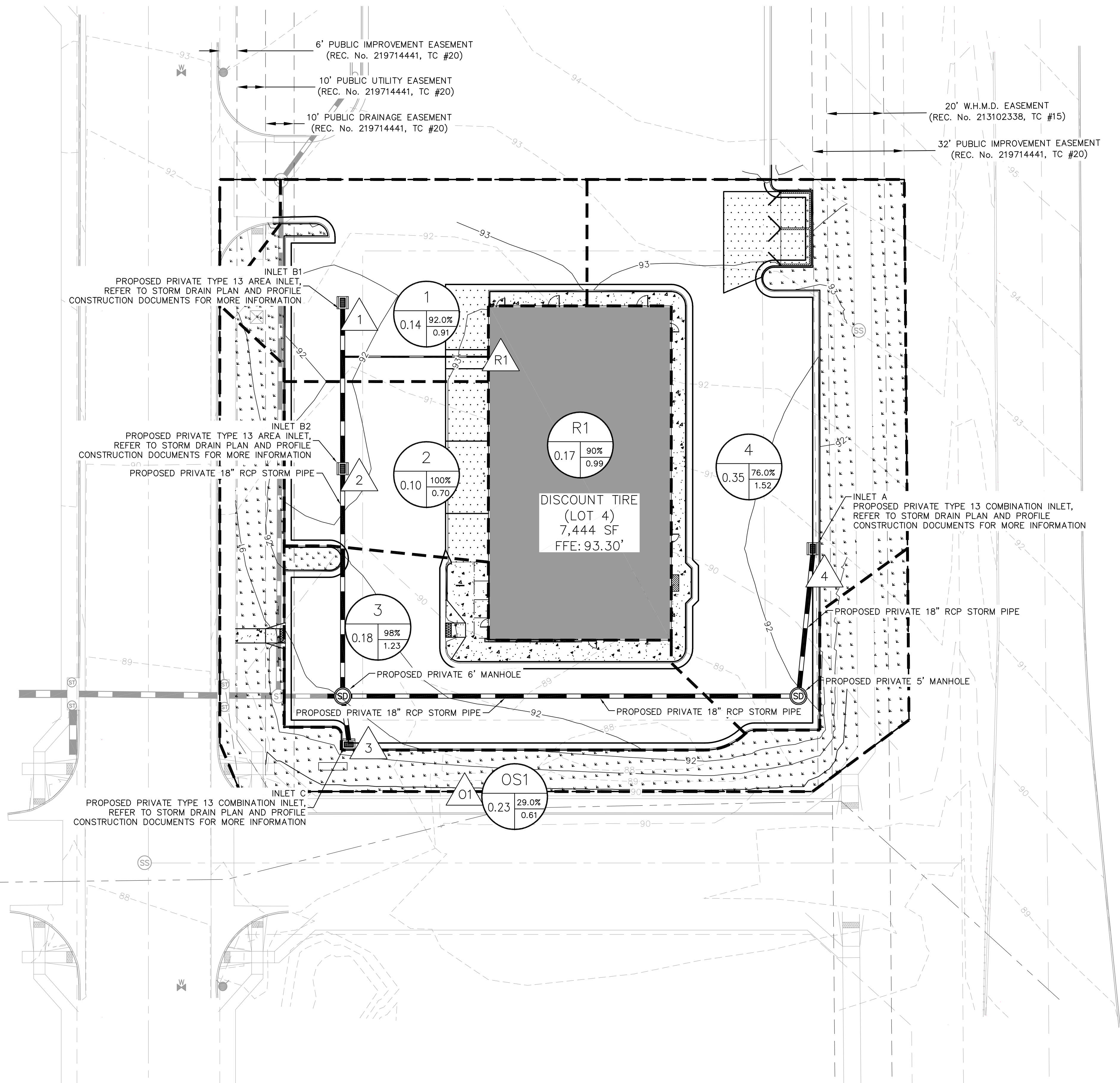
DRAWING NO.

D-4

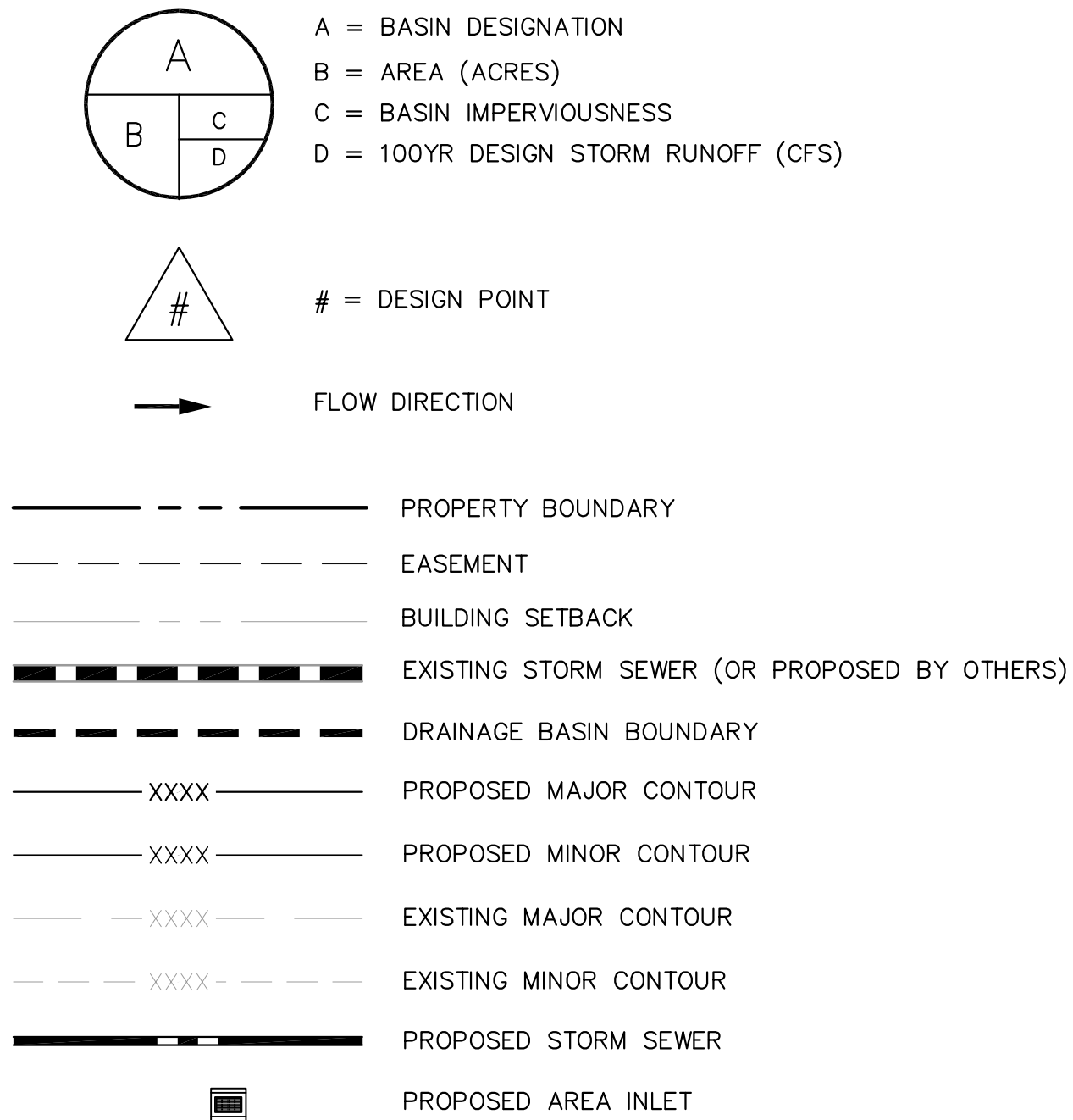
SHEET: 4 OF 5

APPENDIX G – DRAINAGE EXHIBIT

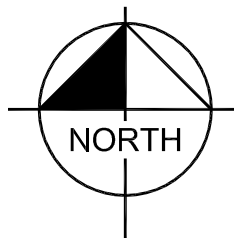
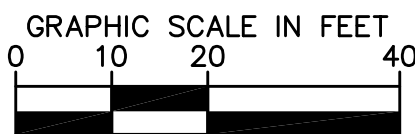
K:\COS_civil\096010025_DTC Falcon CO\CADD\PlanSheets\Drainage Map.dwg



LEGEND



NOTES:
1) ALL CURB AND GUTTER WILL BE TYPE A PER EL PASO COUNTY STD. DTL. SD_2-20
2) ADD 6800 FEET TO ALL PROPOSED CONTOURS AND SPOT GRADES TO OBTAIN ELEVATIONS IN REFERENCE TO NAVD88 DATUM.



DESIGN POINT SUMMARY TABLE

DESIGN POINT	RUNOFF 5 YR (CFS)	RUNOFF 100 YR (CFS)
1	0.40	0.91
2	0.32	0.70
3	0.56	1.23
4	0.62	1.52
R1	0.43	0.99
O1	0.15	0.61

PROPOSED DRAINAGE MAP – FALCON MARKETPLACE, LOT 4 – DISCOUNT TIRE

Kimley»Horn

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