Drainage Conformance Letter

For

Little School Daycare

203 Perry Street

PN: 2505-162-00-001

Town of Castle Rock

P/N SDP23-0032

Prepared by:
Ridgetop Engineering and Surveying
541 East Garden Drive, Unit N
Windsor, CO 80550

Prepared for:
Boduch Design Group
4969 S. Akire St,
Morrison, CO 80465

Date: August 25th, 2023

Prepared under the direct supervision of
Mike R. Beach, P.E.
Colorado Registration No. 45088

RIDGETOP
ENGINEERING & CONSULTING

541 E Garden Drive, Unit N Windsor, CO 80550
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Engineer's Certification

I affirm that this report and plan for the Phase II drainage design of Little School Daycare located at 203 Perry St, was prepared by me (or under my direct supervision) in accordance with the provisions of the Town of Castle Rock Drainage Design and Technical Criteria for the owners thereof. I understand that the Town of Castle Rock does not and will not assume liability for drainage facilities designed by others.

_____

Mike R. Beach, P.E.
Registered Professional Engineer State of Colorado No. 45088
For and on behalf of Ridgetop Engineering and Surveying
(Affix Seal)

Developer's Certification

Boduch Design Group hereby certifies that the drainage facilities for The Little School Daycare located at 203 Perry St., shall be constructed according to the design presented in this report. I understand that Douglas County does not and will not assume liability for drainage facilities designed and/or certified by my engineer and that Douglas County reviews drainage plans pursuant to Colorado Revised Statutes, Title 30, Article 28; but cannot, on behalf of The Little School Daycare located at 203 Perry St., guarantee that final drainage design review will absolve Fortuna Farms and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the Final Plat does not imply approval of my engineer's design.

_____

Boduch Design Group
Authorized Signature

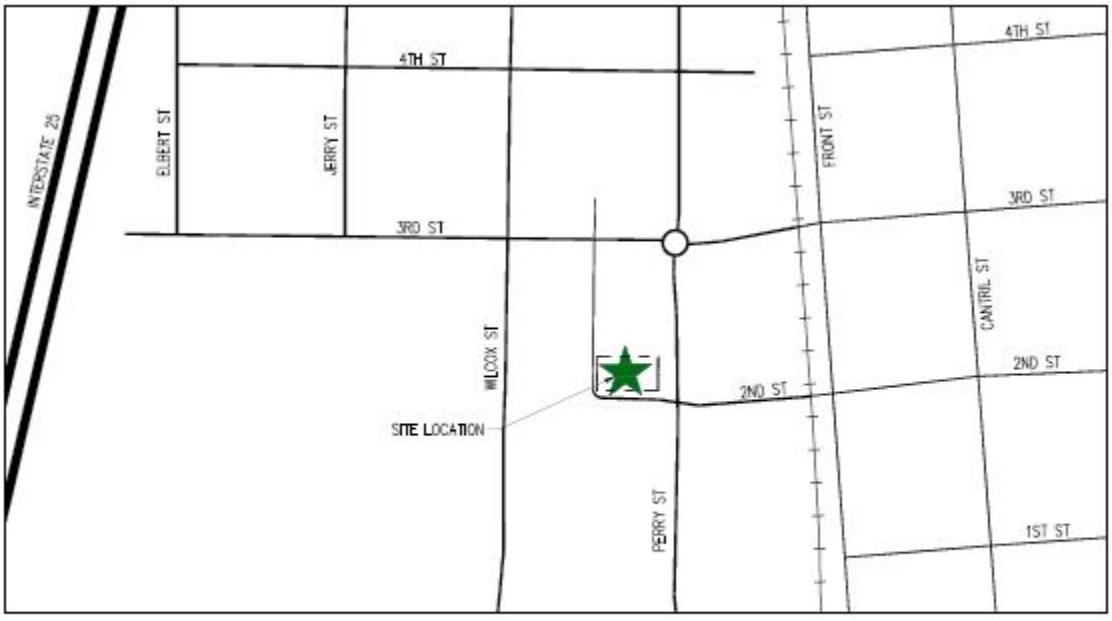
General Location and Description

This drainage conformance letter is prepared by Ridgetop Engineering and Surveying for The Little School Daycare located at 203 Perry St, which lies within the northeast quarter of Section 11, Township 8 South, Range 67 West of the 6th P.M., town of Castle Rock, county of Douglas, state of Colorado. The site currently contains two existing structures, two buildings. The lot is ±0.245 ac and has slopes of 3-10% across the lot.

Native site soil, as shown by the USDA Web Soil Survey, are Blakeland-Orsa and Bresser-Truckton Sandy loams. The Blakeland-Orsa soil is characterized as low runoff and high saturated hydraulic conductivity, having a hydrologic classification of A. The Bresser-Truckton is characterized by its medium runoff and moderate permeability, having a hydrologic classification of B.

The site currently drains to the south, east, and west. Site topography slopes towards the property lines at 5-10% from a high elevation of 6212 near the eastern building to low elevations of about 6206 in the east.

The site has no drainageways, canals, or ditches and is not located in a flood zone. The site is classified as historic and thus has some elements that are to be protected. Such items to be protected are the existing historical marker on the east end of the site, the existing planter located near the historical marker, and the gas meter on the west end of the site.



VICINITY MAP

1" = 250'

Historic Drainage

The majority of site runoff currently drains into either the existing trench drain in the southwest corner of the site, or an inlet located at the northeast corner of the block. The site's receiving waters are East Plum Creek, located to the south of the site. The site is located in flood zone X, according to the attached FIRM no. 08035C0301G, effective 3/16/2016. The site is currently 44.0% impervious. The recently updated drainage along second street will be capable of intaking the runoff from the site.

Proposed Drainage

Proposed site grading will direct runoff in sheet flow off property as the site drains today. The site will be approximately 60.4% impervious after construction is complete.

Developed basins are labeled on the Drainage Plan as basins 1-2 with the following characteristics:

1 Basin 1 contains the west half of the site. This basin will flow to an existing trench drain at the southwest corner of the site. Basin 1 is ±0.16 acres and has a 100-year runoff of 0.93 cfs. This basin will have a runoff increase of 0.08 cfs compared to existing.

2 Basin 2 contains the east half of the site. This basin will flow to an type R inlet located at the northeast corner of the block. Basin 2 is ±0.08 acres and has a 100-year runoff of 0.41 cfs. This basin will have a runoff increase of 0.07 cfs compared to existing.

Drainage Design Criteria

Analysis and design of this site relies upon the Town of Castle Rock Storm Drainage Design and Technical Criteria Manual as well as the Urban Drainage and Flood Control District Criteria Manual for estimating rainfall and runoff. The rational method is used to calculate developed runoff flow rates and Manning's equation is used to analyze storm sewer pipe capacity.

Conclusions

The proposed drainage design is in conformance with the Town of Castle Rock Storm Drainage Design and Technical Criteria Manual and the Urban Drainage and Flood Control District Criteria Manual. The increase of imperviousness and site runoff will not adversely impact any downstream properties or drainage facilities.

Appendix

Appendix A - Calculations

Appendix B - Permanent Water Quality Determination Worksheet

Appendix C - Summary of Water Quality

Appendix D – FIRM

Appendix E – Soil Report

Appendix F - NCRS

Appendix G - Rainfall Intensity-Duration

Appendix H - Basin Map

Appendix A - Calculations

Weighted Runoff Coefficients

Project : **Little School Daycare**

Job Number: -

Calculated By: NGA
Checked By: MRB
Date: 10/17/2023

Proposed/ Existing		IMP%
	Roof	90
	Concrete Drive/Walk	90
	Landscaping	2
	Gravel	40
	Multi-family (attached)	75
	Commercial	95
	Undeveloped Historical	2

Soil Types: Blakeland-Orsa Association, 1-4 %
Bresser-Truckton Sandy Loams, 5-25 %

Hydrologic Grouping: Type B

Runoff Coefficients: C = Kc
Kc(2year) = 0.84i^1.169
Kc(5year) = 0.86i^1.088
Kc(10year) = 0.81i+0.057
Kc(100year) = 0.47i+0.426

Proposed Basins (proposed conditions) **Land Use (Acres)** **Weighted Runoff Coefficient**

Basin	Total Area	Roof	Concrete Drive/Walk	Landscape	Gravel	Residential	Commercial	C2	C5	C10	C100	%Imp
1	0.17	0.06	0.05	0.06	0.01	0.00	0.00	0.45	0.48	0.52	0.70	58.5
2	0.08	0.02	0.02	0.04	0.00	0.00	0.00	0.35	0.38	0.43	0.65	46.9
Ex. 1	0.17	0.03	0.06	0.07	0.01	0.00	0.00	0.39	0.42	0.46	0.67	51.4
Ex. 2	0.08	0.02	0.00	0.06	0.00	0.00	0.00	0.16	0.18	0.24	0.54	24.2

Pr. Imp.	54.83	%
Ex. Imp.	42.74	%
Area	0.25	ac

Calculation of Peak Runoff using Rational Method

Designer: NGA
Company: Ridgetop
Date: 10/17/2023
Project: Little School Daycare
Location: Castle Rock, CO

Version 2.00 released May 2017

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S^{0.33}}$$

$$t_i = \frac{L_i}{60K\sqrt{S_i}} = \frac{L_i}{60V_i}$$

Computed $t_c = t_i + t_t$

Regional $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

$t_{minimum}$ = 5 (urban)
$t_{minimum}$ = 10 (non-urban)

Selected $t_c = \max\{t_{minimum}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

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

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1-hour rainfall depth, P1 (in) =	1.06	1.43	1.66		2.26	2.60	
Rainfall Intensity Equation Coefficients =	a: 28.50	b: 10.00	c: 0.786				

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

$$Q(cfs) = CIA$$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time					Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_i (ft/ft)	Overland Flow Time t_i (min)	Channelized Flow Length L_t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1	0.16	B	67.0	0.52	0.55	0.60	0.67	0.70	0.74	0.78	30.00			0.050	3.17	60.00			0.100	20	6.32	0.16	3.33	14.78	5.00	3.60	4.85	5.63		7.67	8.82		0.30	0.43	0.54		0.86	1.04	
2	0.08	B	46.9	0.34	0.38	0.44	0.54	0.59	0.64	0.71	20.00			0.050	3.44	40.00			0.100	20	6.32	0.11	3.54	18.16	5.00	3.60	4.85	5.63		7.67	8.82		0.10	0.15	0.20		0.36	0.45	
Ex. 1	0.16	B	53.6	0.40	0.43	0.49	0.59	0.63	0.68	0.73	30.00			0.050	3.87	60.00			0.100	20	6.32	0.16	4.03	17.08	5.00	3.60	4.85	5.63		7.67	8.82		0.23	0.34	0.44		0.77	0.95	
Ex. 2	0.08	B	24.2	0.16	0.18	0.25	0.40	0.46	0.54	0.62	20.00			0.050	4.35	40.00			0.100	20	6.32	0.11	4.46	22.06	5.00	3.60	4.85	5.63		7.67	8.82		0.05	0.07	0.11		0.28	0.38	

Appendix B – Permanent Water Quality Determination Worksheet

Attachment D

Permanent Water Quality Determination Worksheet (Taken from 2019 SDDTCM Sections 13.1.4 and 13.1.5)

Project:	Little School on Perry St	Project#	SDP23-0032	Applicant: Taylor Lewison
Section	**Questions**	**Response**	**Check those that apply**	**Instructions**
1	**Non-applicable Sites**			
1.1	Will the project result in a temporary disturbance of greater than one acre?	No	X	Proceed to section 1.2.
		Yes	☐	Proceed to section 2.
1.2	Is the project part of a larger common plan of development or sale where multiple separate and distinct construction activities may be taking place at different times on different schedules, but remain related and are within 1/4 mile of each other? (A common plan of development will generally be documented on a site development plan, master plan, or equivalent, for the property/project)	No	X	Proceed to section 1.3.
		Yes	☐	Proceed to section 2.
1.3	Is the project within the Cherry Creek Watershed?	Yes	☐	Permanent water quality control measures may be required. Refer to Water Qualtiy Control Regulation 72.7 for details and allowable exclusions.
		No	X	Permanent water quality control measures are not required.
2	**Applicable Site Types and Exclusions by Variance**			
2.1	Does the project have more than 35% impervious area on the existing site?	No	☐	Project is an applicable Development Site. Proceed to section 3.
		Yes	☐	Proceed to 2.2.
2.2	Does the project have greater than 75% impervious area on the existing site?	No	☐	Project is an applicable Redevelopment Site. Proceed to section 3.
		Yes	☐	Project is an applicable Constrainted Redevelopment Site. Proceed to 2.3.
2.3	Will 100% of the runoff from the existing and proposed site be captured and treated using one or more of the allowable design standards for permanent water quality?	Yes	☐	No further action required.
		No	☐	Proceed to 2.4.
2.4	Do any other water quality exclusions apply to the site?	No	☐	Portions of the project are excluded. Proceed with design in accordance with Constrained Redevelopment standards and apply for **variance** for Constrained Redevelopment Sites.
		Yes	☐	Proceed to section 3. Following approval of other exclusions, design remaining site in accordance with Constrained Redevelopment standards and apply for **variance** for Constrained Redevelopment Sites.
3	**Applicable Sites with Other Exclusions by Variance**			
3.1	**Category 1: Roadways, bridges and trails only**			
3.1.1	Is the project a bike or pedestrian trail?	Yes	☐	Proceed to next line.
		No	☐	Proceed to 3.1.2.
	Is the trail for a roadway?	Yes	☐	Proceed to 3.1.2.
		No	☐	Project is excluded. Submit **variance** for Trails Excluded from Permanent Water Quality Requirements.
3.1.2	Is the project primarily used for parking or access to parking?	Yes	☐	This exclusion does not apply. Permanent water quality is required.
		No	☐	Proceed to 3.1.3.
3.1.3	Does the project add impervious area?	No	☐	Project is excluded. Submit **variance** for Pavement Management Sites Excluded from Permanent Water Quality Requirements.
		Yes	☐	Proceed to 3.1.4.

Appendix C – Summary of Water Quality

TOWN OF CASTLE ROCK COLORADO

Summary of Water Quality Conformance to MS4 Permit

The purpose of this worksheet is to document conformance with the Town of Castle Rock's MS4 permit with regard to permanent water quality on land disturbance projects.

Project Name Little School Daycare

Project Owner Mission Capital Properties

Project Location 203 Perry St. Castle Rock, CO

ToCR Project Number SDP23-0032

Total Site Area 0.25 **acres**

Total Size of Common Plan of Development 0.25 **acres**

Check all that apply:

- ☑ **Project within Plum Creek Basin**
- ☐ **Project within Cherry Creek Basin**

Estimated construction completion date 2024

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1. The water quality control measure(s) for applicable development sites shall meet one of the following base design standards as per the SDDTCM Section 14.4. Please select all design standards that were applied to meet conformance with the MS4 on this site.

   - ☐ WQCV standard
   - ☐ Pollutant removal standard
   - ☐ Runoff reduction standard
   - ☐ Applicable site draining to regional WQVC control measure (accepts drainage prior to discharging to WOTS)
   - ☐ Applicable site draining to regional WQVC control facility (with receiving pervious area control measure upstream of WOTS)
   - ☐ Constrained redevelopment sites standard
     - Imperviousness of existing site _____/_____(Imp. Ac/Site Ac) =____%
     - Variance required TCV No. _____
   - ☐ Existing control measure with WQCV per previous criteria standards
     - Reference Construction Permit No. _____
   - ☐ Cherry Creek Basin only, choose one: ☐ Tier 1 ☐ Tier 2 ☐ Tier 3
   - ☑ No control measures provided (See Permanent WQ Worksheet for applicability)

Appendix D – FIRM Map

NOTES TO USERS

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

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

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Floodway Data table shown on this FIRM.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided by the Douglas County GIS Department and the Town of Castle Rock GIS Department. Additional input was provided by the City of Lone Tree and Town of Parker. These data are current as of 2010.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

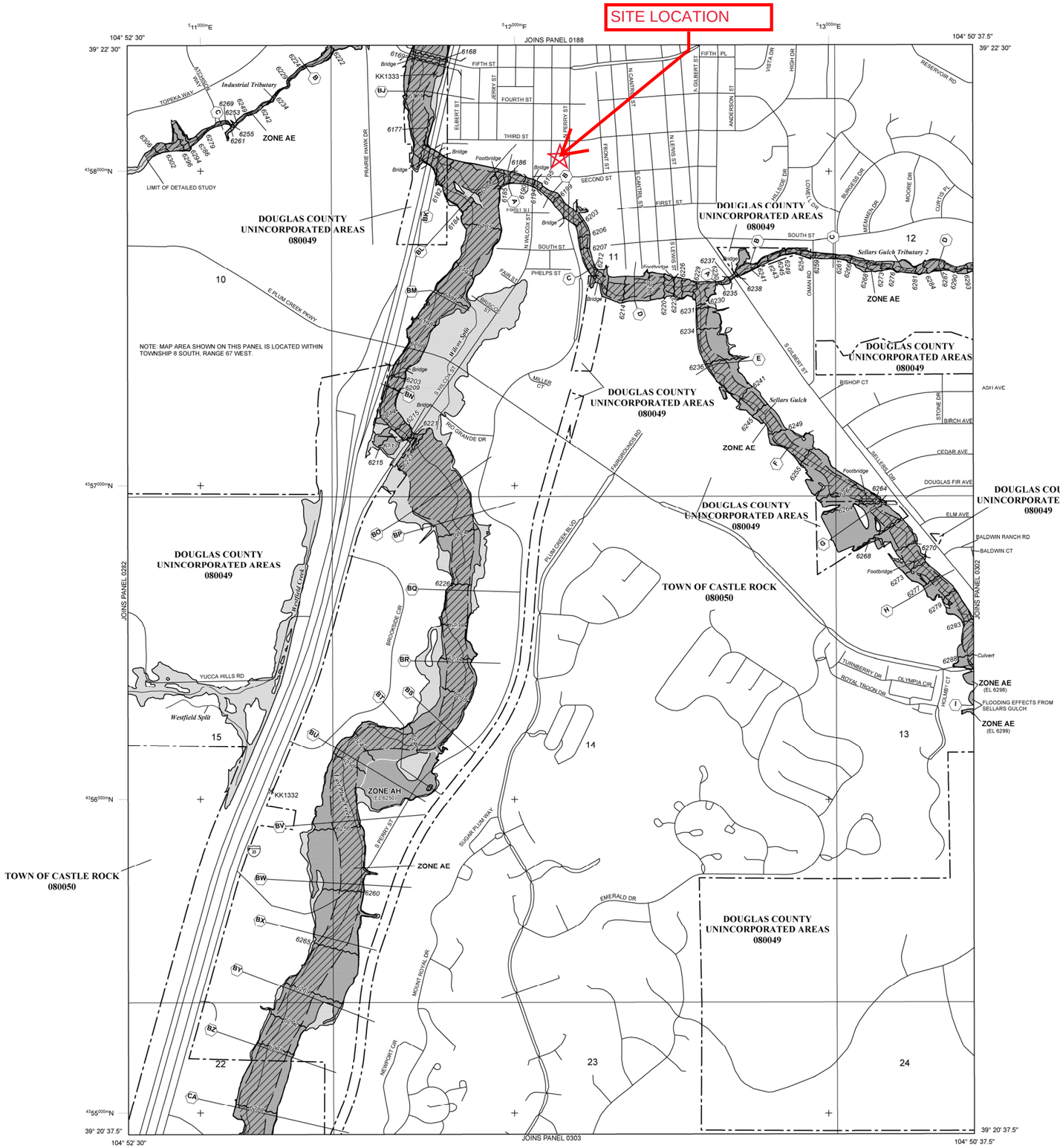
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables for multiple streams in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

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

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

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map,** how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

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

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- 513 Base Flood Elevation line and value; elevation in feet*
- (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A Cross section line
- 23 — 23 Transect line
- 45° 02' 08", 93° 02' 12" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 4398000mN 1000-meter Universal Transverse Mercator grid values, zone 13
- DX5510 × Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

SEPTEMBER 30, 2005

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

MARCH 16, 2016: to update corporate limits, to change base flood elevations, to add base flood elevations, to add special flood hazard areas, to update map format, to add roads and road names, to reflect updated topographic information, to incorporate previously issued letters of map revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0301G

FIRM

FLOOD INSURANCE RATE MAP

DOUGLAS COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 301 OF 495
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CASTLE ROCK, TOWN OF	080050	0301	G
DOUGLAS COUNTY	080049	0301	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08035C0301G
MAP REVISED
MARCH 16, 2016

Federal Emergency Management Agency

Appendix E – Soil Report

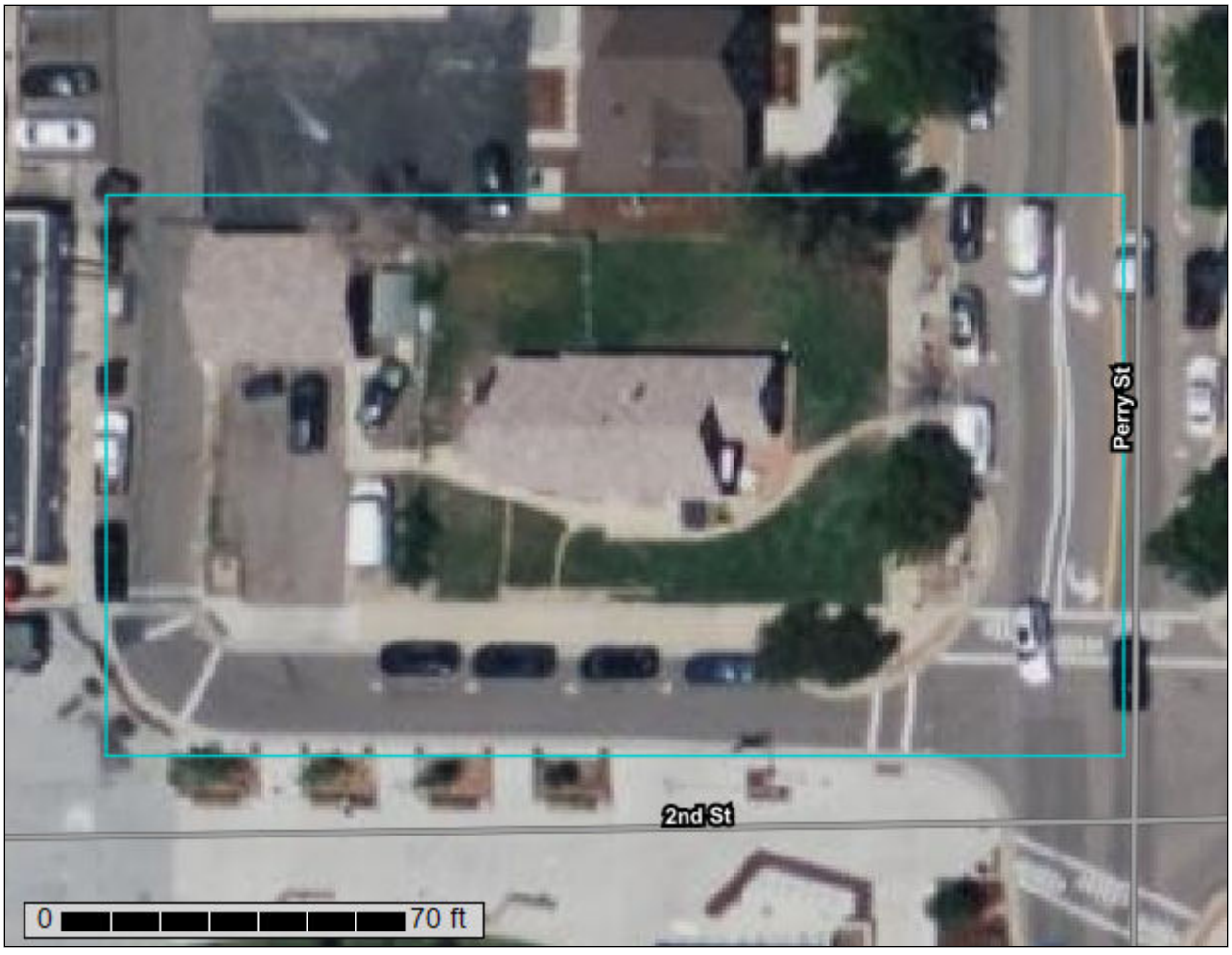
United States Department of Agriculture

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 Castle Rock Area, Colorado



July 26, 2023

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

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

Map Scale: 1:347 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

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

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 1:20,000.

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: Castle Rock Area, Colorado
Survey Area Data: Version 15, Sep 1, 2022

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

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

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
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	0.3	47.9%
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	0.3	52.1%
Totals for Area of Interest		**0.5**	**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.

Castle Rock Area, Colorado

Bo—Blakeland-Orsa association, 1 to 4 percent slopes

Map Unit Setting

National map unit symbol: jqy5
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 50 percent
Orsa and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Alluvial fans, hills
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 13 inches: sandy loam
H2 - 13 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 4 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 (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Orsa

Setting

Landform: Hills, alluvial fans
Landform position (three-dimensional): Base slope

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 20 inches: coarse sandy loam
H2 - 20 to 60 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 1 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent
Hydric soil rating: No

Kassler

Percent of map unit: 5 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent
Hydric soil rating: No

BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqy9
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser and similar soils: 50 percent
Truckton and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser

Setting

Landform: Terraces
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Truckton

Setting

Landform: Terraces
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 4 inches: sandy loam
H2 - 4 to 19 inches: sandy loam
H3 - 19 to 60 inches: sandy loam

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained

Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 5 percent
Hydric soil rating: No

Blakeland

Percent of map unit: 5 percent
Hydric soil rating: No

Stapleton

Percent of map unit: 4 percent
Hydric soil rating: No

Aquic haplustolls

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

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Appendix F - NCRS

Total or Effective % Impervious	NRCS Hydrologic Soil Group B						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.1	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.5	0.59
20%	0.13	0.15	0.22	0.38	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.2	0.23	0.3	0.44	0.49	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.5	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.7
50%	0.37	0.4	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.5	0.6	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.5	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.6	0.63	0.66	0.72	0.75	0.78	0.81
80%	0.64	0.67	0.7	0.75	0.77	0.8	0.83
85%	0.69	0.72	0.74	0.78	0.8	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.9

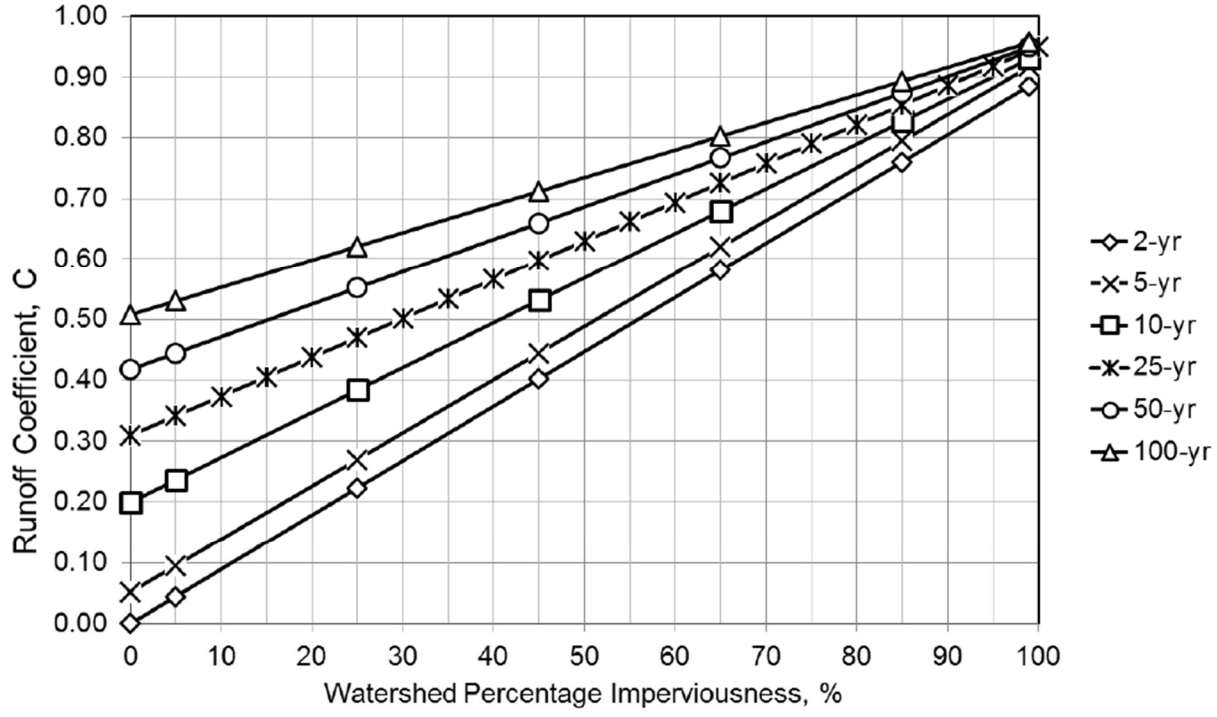
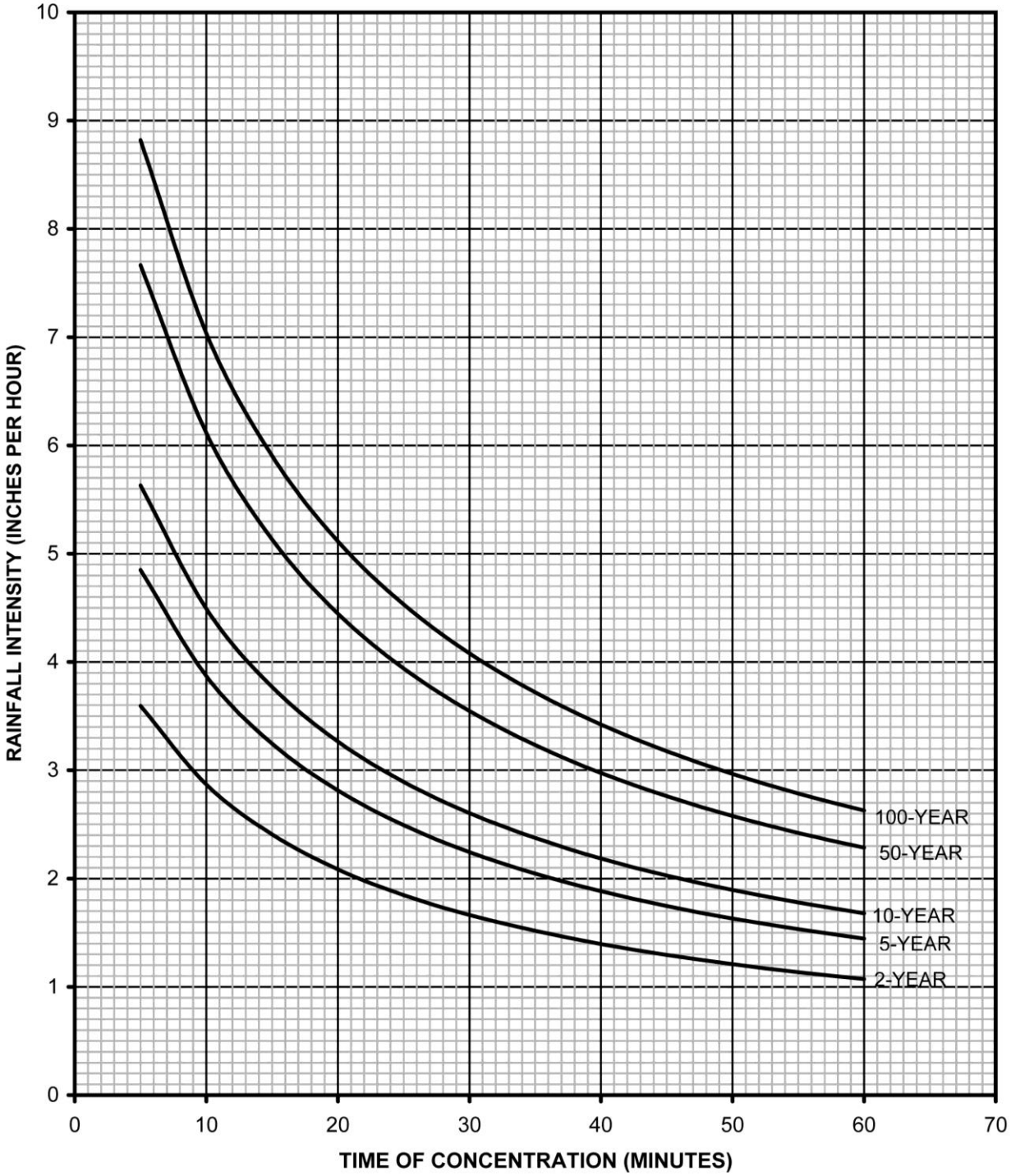


Figure 6-3. Runoff coefficient vs. watershed imperviousness NRCS HSG C and D

Appendix G – Rainfall Intensity-Duration

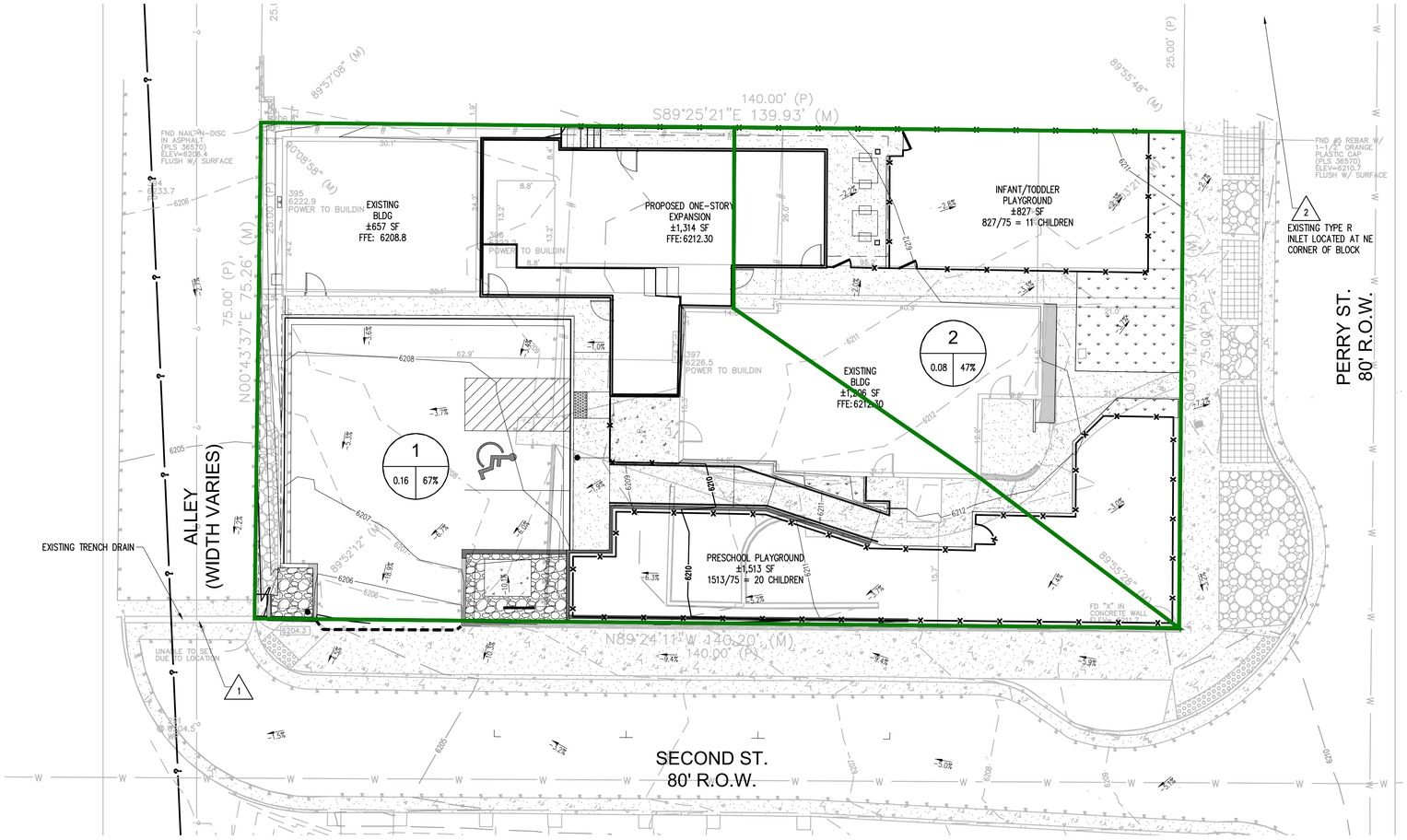
FIGURE 6-1
RAINFALL INTENSITY-DURATION CURVE
TOWN OF CASTLE ROCK



Appendix H – Basin Map

DRAINAGE CONFORMANCE LETTER

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

EX. CONTOUR	24
PR. CONTOUR	24
BASIN LIMITS	
CONCRETE	
TURF	
3/4" RIVER ROCK	
PEA GRAVEL	

1 — BASIN — 1 — DESIGN POINT
AREA IN ACRES: 0.61 — PROPOSED % IMPERVIOUSNESS: 30%

Know what's below. Call before you dig.

NORTH
0 5 10 20
1 inch = 10 ft.

SITE DEVELOPMENT PLAN
LOT 6 & S ½ OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO
RIDGETOP ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 663-4552
W ridgetopeng.com

SEAL

PROJECT TITLE
LITTLE SCHOOL ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR
MISSION CAPITAL PROPERTIES BAYSIDE

SUBMITTAL
SITE DEVELOPMENT PLAN

DRAWN BY:	NGA
CHECKED BY:	MRB
PROJECT NO.:	23-222-002

REVISIONS

DATE
08/31/2023

SHEET TITLE
DRAINAGE CONFORMANCE LETTER

SHEET INFORMATION
C-1.0

File: _BASIN MAP.dwg Path: P:\Colorado\Castle Rock\Bodach Design Group\The Little School Daycare #23-222-002\2 Drawings\ Plotted by: Adam Date: 17-Oct-23 11:53:39am