



DRAINAGE / WATERSHED REVIEW

SAMPLE DELIVERABLE

We map the land, test the water, and know the ground.

DRAINAGE / WATERSHED REVIEW

SAMPLE ONLY | ALL CLIENT NAMES, PROPERTY DETAILS, MAP CONTENT, AND FINDINGS IN THIS DOCUMENT ARE FICTITIOUS AND PROVIDED FOR DEMONSTRATION PURPOSES ONLY.

Prepared for	Willow Creek Holdings, LLC (fictional sample client)
Prepared by	Brooks Geoconsulting
Sample review date	May 10, 2026
Subject property	Fictitious 22.7-acre parcel, 4750 Canal Ridge Road, Perrysburg Township, Ohio
Intended use	Planning-level review for acquisition screening, homesite planning, road access evaluation, or small development due diligence
Review scope	Desktop drainage and watershed context review using parcel data, public topography, aerial imagery, mapped hydrology, and client-facing planning notes
Representative package	Drainage / Watershed Review - starting at \$1,250. A lighter Drainage Context Map may start around \$650-\$850 when scoped narrowly.

1. Purpose of This Sample

This fictional sample shows how Brooks Geoconsulting may present a drainage and watershed review for a land buyer, homeowner, attorney, planner, or small developer who wants a clearer picture of runoff behavior before spending more money on design or closing.

2. Sample Questions This Review Helps Answer

- Does runoff generally cross the property, collect within the property, or leave the property in one main direction?
- Is there a roadside ditch, swale, culvert, or drainage corridor that may affect access or driveway placement?
- Does the parcel appear to receive runoff from higher neighboring ground?
- Are there obvious low areas where ponding, seasonal wetness, or grading caution may be more likely?
- Would the buyer benefit from follow-up field review, civil engineering, or additional topographic work before purchase or construction?

3. Sample Summary of Findings

The table below illustrates how a client-facing drainage and watershed review can quickly summarize planning-level observations. The conditions listed here are fictional and are used only to demonstrate deliverable structure and writing style.

Sample finding	Priority	Why it matters
Primary runoff appears to move from the northwestern portion of the tract toward the south and southeast margins.	Medium	Likely affects driveway siting, grading assumptions, and where wet-season flow concentrates.
A roadside ditch or swale is represented along the frontage and appears to intercept shallow overland flow.	Medium	Can influence culvert sizing, access design, and whether runoff is pushed back onto the parcel during heavy events.
Low ground and possible ponding influence are represented near the southern edge of the parcel context.	High	May reduce immediately buildable area or justify additional field verification before purchase.
The sample parcel appears to receive some runoff contribution from adjacent higher ground to the west.	Medium	Upgradient flow can matter even when the subject tract itself looks relatively flat in aerial view.

No formal drainage study or engineering design is included in this sample scope.	High	The review is useful for screening, but it should not be treated as a substitute for engineered stormwater analysis.
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4. Review Methods and Sources

This sample represents a planning-level desktop scope. No survey, stormwater model, engineering design, or field staking was completed. A finished review of this type may draw from the following source categories, depending on the property and the client objective.

- Public topographic data and hillshade products used to understand broad relief and likely runoff direction.
- Current aerial imagery and parcel context for drainage corridors, ditches, access points, and visible low areas.
- Mapped hydrology, streams, drainageways, or wetland-influenced features where relevant to the parcel context.
- Road frontage and surrounding-land context to identify whether upgradient runoff may influence the subject tract.
- Client-facing written observations meant to support early due diligence, not engineering certification.

5. Site Drainage Setting

For this fictional sample, the parcel is represented as a mostly open tract with modest relief, road frontage along the north side, and a lower drainage-influenced corridor near the southern edge. The western side of the surrounding context is shown as slightly higher contributing ground, while the south and southeast margins appear to function as the natural receiving area for runoff leaving the parcel.

A review of this type is useful because many buyers underestimate how much drainage information can be inferred before formal engineering begins. Even where a tract looks mostly flat in aerial view, subtle slope, ditch alignment, and off-site contributing area can affect driveway siting, yard use, septic placement, small-building locations, and grading expectations.

6. Sample Watershed and Flow-Path Interpretation

A finished review can separate broad watershed context from parcel-scale runoff observations. The table below shows one way to present that information in plain language.

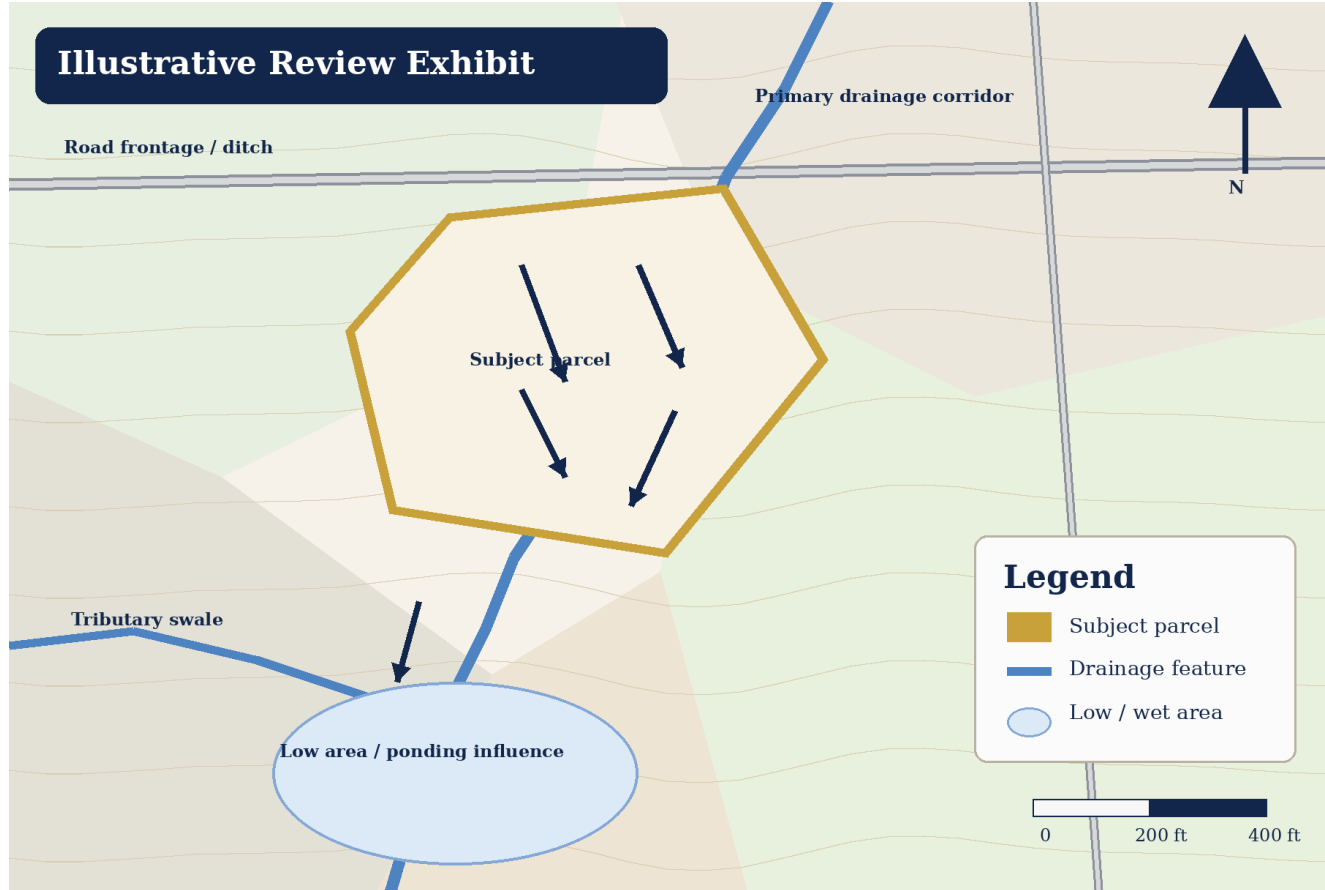
Review area	Observed condition	Interpretive note	Planning implication
North frontage	Roadside ditch or shallow swale along the road edge.	Likely captures sheet flow before it reaches the road.	Access points may require culvert review.
Central parcel	Gentle slope with diffuse flow and no obvious confined channel in the sample imagery.	Runoff appears broad and shallow through most of the tract.	Minor grading can change where water concentrates.
South margin	Low area adjacent to drainage corridor.	Represents the most likely wet-season caution zone.	Could affect buildable footprint or utility routing.
Off-site west	Higher contributing ground shown in the illustrative topographic context.	Upgradient runoff may enter the subject tract during storm events.	Buyer should not rely only on on-site visual flatness.

7. Practical Planning Implications

- The highest-confidence caution area in this sample is the southern margin, where runoff concentration and wet-season softness would be most likely.
- A buyer planning a homesite or barn would likely want structures shifted toward the more stable central and northern portion of the parcel unless field review suggests otherwise.
- Road access design should account for frontage-ditch conditions so that a driveway entrance does not unintentionally trap or redirect runoff.
- Because upstream contribution appears possible from neighboring ground, a parcel should not be evaluated only from the perspective of water generated on-site.

8. Illustrative Watershed Review Exhibit

The figure below is a stylized placeholder showing how a finished drainage and watershed review exhibit may be presented to a client. In an actual issued deliverable, this would be replaced with project-specific mapping exported from QGIS or ArcGIS Pro.



Sample exhibit notes: parcel outline shown for visual emphasis; blue features represent drainage or wet-season influence; arrows indicate generalized runoff direction only; contours and land cover are illustrative and not survey-grade.

Likely strongest value of this review	Helping a buyer understand where to ask better questions before moving to survey, engineering, or closing.
Not included in this scope	Stormwater calculations, culvert design, FEMA certification, field surveying, or signed engineering opinion.
Best fit client	Land buyer, rural homesite buyer, lender, attorney, small developer, or owner evaluating a parcel before improvement.

9. Recommendations and Next Steps

For a real assignment with meaningful construction, lender, or transaction exposure, a desktop drainage review is best treated as an early-stage screening tool. Depending on the property and the client objective, Brooks Geoconsulting may recommend one or more of the following next steps.

- Walk the site during or soon after wet conditions to confirm whether mapped low areas and flow paths match field reality.
- Obtain additional topographic detail if driveway grading, building pads, or drainage improvements are being seriously considered.
- Coordinate with a civil engineer when culvert sizing, detention, outlet control, or stormwater design becomes material to the project.
- Use this review together with a property GIS map, environmental screening, or pre-purchase package when a client wants a broader due-diligence picture.

10. Deliverable Formats

- PDF report with written observations and exhibit map
- PNG or JPG map export for email or presentation use
- Optional paired parcel map or historical aerial summary if scoped
- Optional incorporation into a broader pre-purchase property package

Fine print: Sample content is fictional. This review is for planning-level drainage context only and is not a hydrologic model, stormwater design, engineering analysis, FEMA determination, field survey, or construction document.