



Letter Type - Drainage Report

5935 Templeton Gap Road

Office Renovation

MVE Project No. 61206

JULY 02, 2026

Letter Type – Drainage Report

for

5935 Templeton Gap Road
Office Renovation

Project No. 61206

JULY 02, 2026

prepared for:

Great West Construction Properties LLC
5935 Templeton Gap Road
Colorado Springs, CO 80923
719.380.8100

prepared by:

MVE, Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
719.635.5736

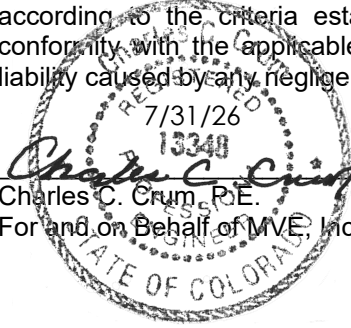
Copyright © MVE, Inc., 2025

61206 Letter Type Drainage Report.odt

Statements and Acknowledgments

Engineer's Statement

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage letter 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.


Charles C. Crum, P.E.
For and on Behalf of MVE, Inc.

Colorado No. 13348

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.

Wayne DeCosta
5935 Templeton Gap Road
Colorado Springs, CO 80923

Date

El Paso County

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

Joshua Palmer, P.E.,
County Engineer / ECM Administrator

Date

Letter Type □ Drainage Report

The purpose of this “Letter Type” drainage report is to fulfill the drainage report requirements of the proposed Site Development Plan project at 5935 Templeton Gap Road. The owner is requesting a Site Development Plan approval of this unplatted Tract. This Drainage information is prepared in accordance with the provisions of the El Paso County Drainage Criteria Manual for approval of the proposed Site Development Plan.

PROPERTY DESCRIPTION

The legal description of the Tract for the proposed Site Development Plan is described as a tract in the SE 1/4 of Section 13, Township 13 South, Range 66 west of the Sixth Principal Meridian, El Paso County, Colorado described as follows: commencing at the point of intersection of the southerly right of way line of highway 189 with the north line of Templeton Heights Subdivision, thence northerly on said right of way line for 726.61 feet to the point of beginning for said tract; thence continue along the same course for 301 feet; angle right 90 ° (southerly) 847.84 feet to the north line of aforementioned tract; thence westerly along said north line for 390.23 feet, thence northerly 599.50 feet to said point of beginning.

The single family residence on the tract is addressed as 5935 Templeton Gap Road and the office renovation is addressed 5941 Templeton Gap Road, located on the southern side on Templeton Gap Road. The current El Paso County Assessor's Schedule Number for the site is 63130-00-009. The Tract is 5.0 ± acres in area and is zoned Agricultural – 5 Acres with Commercial Airport Overlay District (A-5 CAD-O) with an approved Variance of Use (VA243) for the office renovation. The site is located in the Cottonwood Creek Drainage Basin draining to Monument Creek. A **Vicinity Map** is included with this Letter Type – Drainage Report for reference.

EXISTING DRAINAGE CHARACTERISTICS

The existing 5.0 ± acre Tract consists a single family residence, paved driveway, concrete walks and well landscaped with established grass turf & trees located on the northern portion of said Tract. The southern portion of said Tract contains two (2) existing 2,400 square foot (SF) storage sheds with the remainder of the area native turf and some gravel drives for previous shed use. The Tract drains northeasterly at slopes of 3% to 4%.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Community Panel Number 08041C0536 G, dated 12/17/2018, the site is located within a Federal Emergency Management Agency (FEMA) designated area of minimal Flood Hazard, Zone X. A portion of the **FIRM** is included with this Letter Type – Drainage Report.

PROPOSED DRAINAGE CHARACTERISTICS

The Owners intent is to convert the existing northeasterly out structure, being a 2,400 SF metal building, into offices . Also, the Owner will utilize the other out structure as inside storage/garage space for the proposed business which will be compatible with the surrounding area. Parking area, entrance drive, and new landscaping will be added to site pursuant to the Site Development Plan. The remainder of the tract located southeasterly of the out structures will be used as an outside staging area for the intermintent parking of construction vehicles and equipment. The area was originally gravel surfaced in the year of 2006. Throughout the years since the original gravel placement the area has been maintained periodically. This proposed new development will match and blend into the existing grades along the perimeter of said new development. This outside staging area consists of preexisting gravel surfaces with native grasses and will remain undisturbed. Note that **no permanent outdoor storage** is proposed under this application. Also, the existing outside staging area is to remain as is and will not be counted towards any disturbed area of this project. The general drainage patterns existing on the site will be maintained . The new hard surfaced entrance drive will accommodate the existing overland storm water flows. The proposed parking lot area will be graded to match existing conditions and will allow the existing overland storm water flows to continue in the same general direction. The area of disturbance for this project will not exceed 35,600 Square Feet. These changes will be harmonious with with the existing character of the neighborhood and not be detrimental to the surrounding area. This proposed use with the hard surfaced drive and parking lot will not cause adverse drainage or erosion to adjacent and downstream properties with minimal increases to stormwater runoff.

A drainage plan is included designating the site and adjacent property. The unchanged direction of the stormwater runoff routing is shown. The Site Development Plan proposes minor improvements with no changes to the drainage patterns of the site.

DRAINAGE FEES

No Drainage, Bridge or Pond Fees are due for this project as it is remains un-platted property.

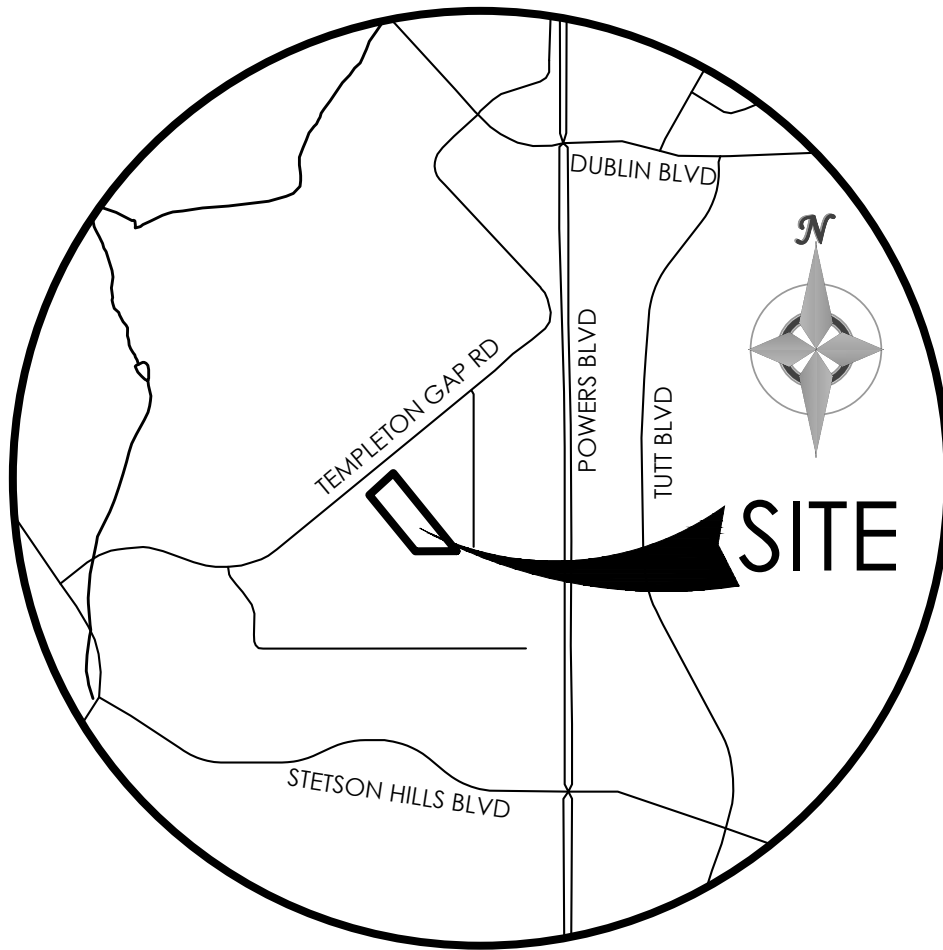
In Conclusion, the drainage patterns generated by the 5935 Templeton Gap Road site are unchanged. The proposed Site Development Plan as described in this Letter Type – Drainage Report will have no adverse impacts to downstream and surrounding developments or downstream drainage ways or storm drain facilities.

| Figures & Appendix

Vicinity Map

Flood Insurance Rate Map

Site Map / Drainage Plan



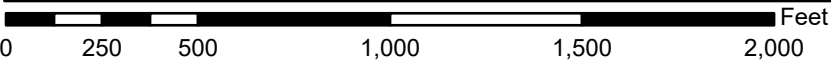
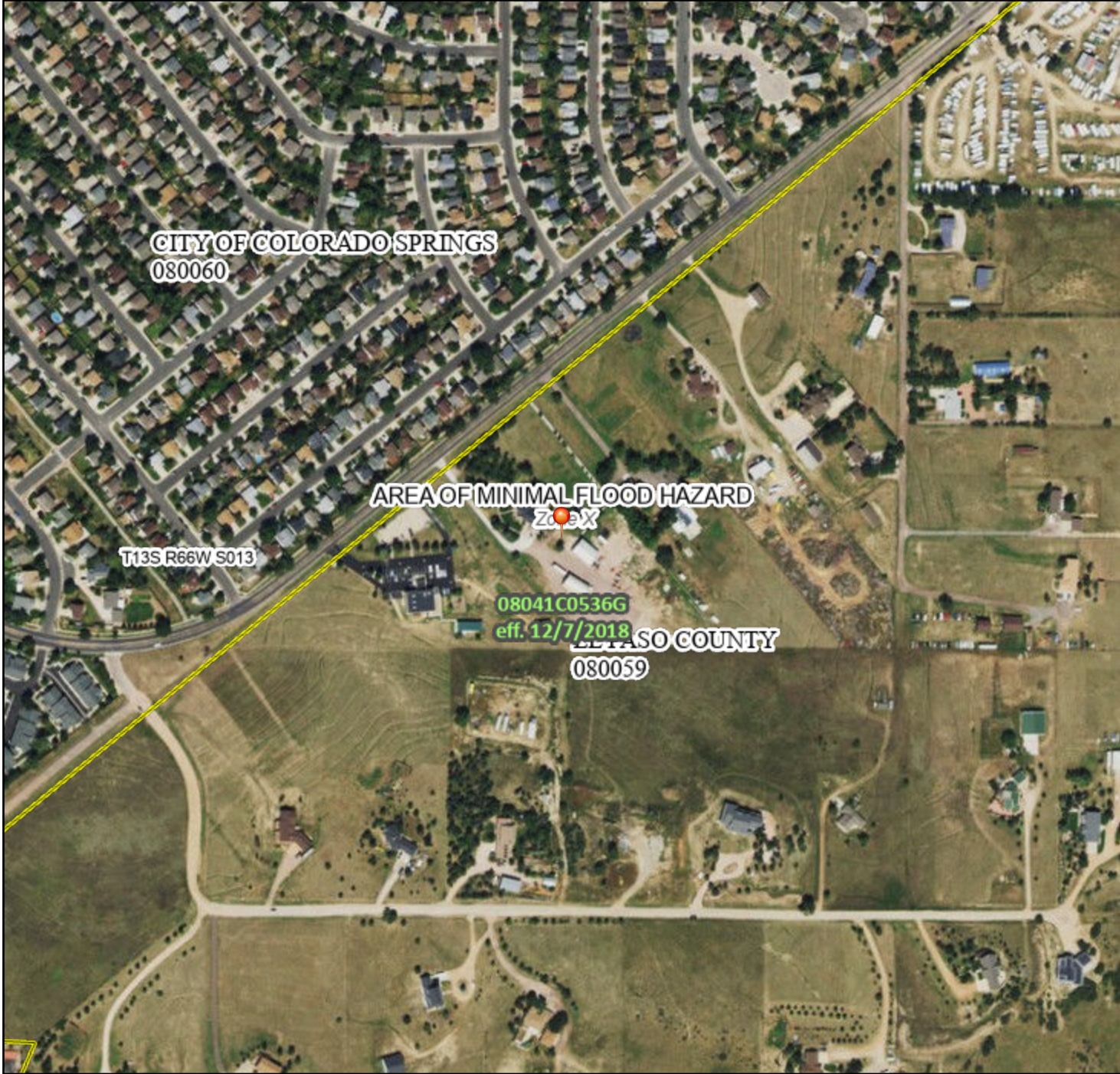
VICINITY MAP

NOT TO SCALE

National Flood Hazard Layer FIRMMette



104°43'51"W 38°55'16"N



1:6,000

104°43'13"W 38°54'48"N

Basemap Imagery Source: USGS National Map 2023

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 **8/2/2023 at 1:36 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.

LEGEND

----- PROPERTY LINE
----- EASEMENT LINE
----- LOT LINE
----- BUILDING SETBACK LINE
----- ADJACENT PROPERTY LINE

EXISTING

---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR
---O--- SIGN
---W--- WATER LINE
---W--- WATER VALVE
---W--- FIRE HYDRANT
---OE--- OVERHEAD ELEC LINE
---OE--- ELECTRIC POLE
---OE--- GAS LINE
---FO--- FIBER OPTIC LINE
---TV--- TELECOMMUNICATIONS VAULT
---X--- GAS LINE
---G--- BARBED WIRE FENCE
---O--- REGULATORY SIGN
--->--- EXISTING & FUTURE STORMWATER FLOW DIRECTION

PROPOSED

---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR
---CONCRETE AREA
---ASPHALT AREA
---CURB AND GUTTER

SITE MAP / DRAINAGE PLAN

FOR

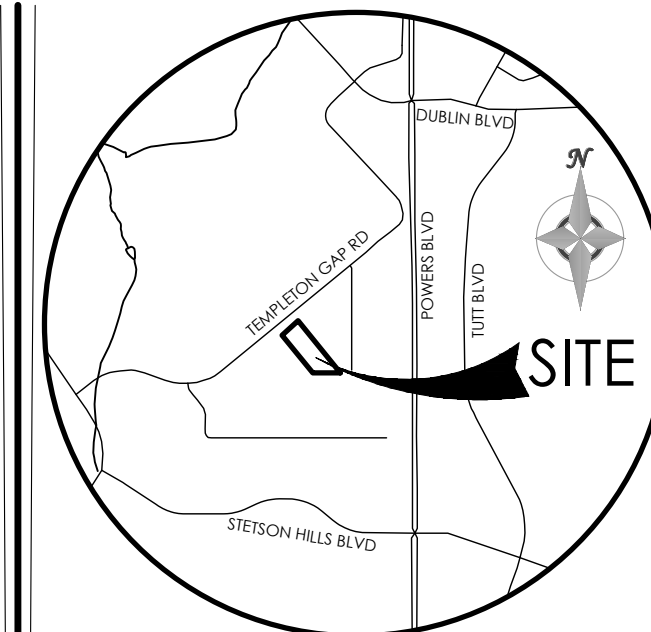
5935 TEMPLETON GAP ROAD

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



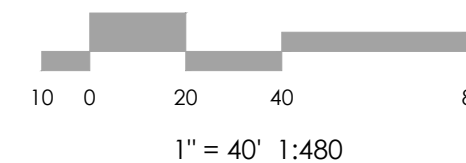
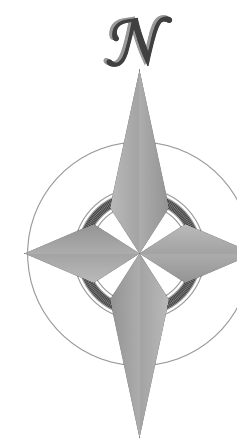
NOTES

1. NEW CONSTRUCTION ON SITE WILL CONSIST OF AN ENTRANCE DRIVE, AND PARKING AREA FOR NEW OFFICE RENOVATION.
2. NOT MORE THAN 35,600SF OF AREA WILL BE DISTURBED.
3. THE SITE DEVELOPMENT PLAN PROPOSES MINOR IMPROVEMENTS WITH NO CHANGES TO THE DRAINAGE PATTERNS OF THE SITE.
4. THE DEVELOPMENT WILL HAVE NO ADVERSE IMPACTS TO DOWNSTREAM AND SURROUNDING DEVELOPMENTS OR OR DOWNSTREAM DRAINAGE WAYS OR STORM DRAIN FACILITIES.



VICINITY MAP
NOT TO SCALE

BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS
1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS
1

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

5935 TEMPLETON
GAP ROAD

SITE MAP /
DRAINAGE PLAN

SM/DP-1

MVE PROJECT 61206
MVE DRAWING SM/DP

July 2, 2026
SHEET 1 OF 1

EA2379