

V3_Drainage Letter_COMMENTS.pdf Markup Summary

Joseph Sandstrom (16)

It appears that no V1 engineering comments in blue were addressed. V1 comments still stand. Please address with the next submittal.
V1 comments have been added to this report for reference.

Subject: Text Box
Page Label: 1
Author: Joseph Sandstrom
Date: 8/17/2026 5:11:52 PM
Status:
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It appears that no V1 engineering comments in blue were addressed. V1 comments still stand. Please address with the next submittal.

V1 comments have been added to this report for reference.

MVE Project No. 61206

Unresolved Review 1 comment:
PCD File No. PPR2512

Subject: Text Box
Page Label: 1
Author: Joseph Sandstrom
Date: 8/17/2026 2:49:25 PM
Status:
Color: 
Layer:
Space:

Unresolved Review 1 comment:

PCD File No. PPR2512

Per criteria, a letter type drainage report can only be accepted when there is a previously approved FDR for a site. As there is not an approved FDR that I can find record of, please update the name of the report and references at the beginning of the report.
Please note that this request does not mean that engineering is looking for a full FDR. Addressing the unresolved missing items from this report will be sufficient.

Subject: Callout
Page Label: 1
Author: Joseph Sandstrom
Date: 8/17/2026 4:58:14 PM
Status:
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Per criteria, a letter type drainage report can only be accepted when there is a previously approved FDR for a site. As there is not an approved FDR that I can find record of, please update the name of the report and references at the beginning of the report.

Please note that this request does not mean that engineering is looking for a full FDR. Addressing the unresolved missing items from this report will be sufficient.

Letter Type - Drainage Report

Subject: Text Box
Page Label: 2
Author: Joseph Sandstrom
Date: 8/17/2026 5:09:55 PM
Status:
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Unresolved Review 1 comment:

Refer to ECM 4.5 regarding the minimum information that needs to be included. The following items need to be included in this report:

- Hydrologic calculations with tabulations of: areas, runoff, coefficients, time of concentrations intensity, or "Q", "qp", time to peak, etc.
- A drainage plan indicating site and adjacent property as platted with name and filing. Indicate storm runoff routing and rates.

The drainage maps should compare existing to proposed conditions.

Letter Type

Subject: Highlight
Page Label: 2
Author: Joseph Sandstrom
Date: 8/17/2026 4:58:21 PM
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Letter Type



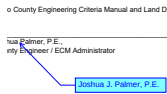
Subject: Text Box
Page Label: 2
Author: Joseph Sandstrom
Date: 8/17/2026 5:09:17 PM
Status:
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Review 3 comments:

As there is not a previously approved SDP on file for this site, the disturbance and increase in imperviousness must be analyzed as proposed with supporting calculations and compared to a vegetated existing condition.

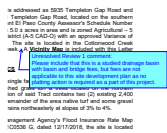
The report should discuss the type (sheet, swale, defined) and quantity of flows outfalling from the site.

Feel free to contact me if you have any questions.



Subject: Callout
Page Label: 3
Author: Joseph Sandstrom
Date: 8/17/2026 2:50:37 PM
Status:
Color: 
Layer:
Space:

Joshua J. Palmer, P.E.



Subject: Callout
Page Label: 4
Author: Joseph Sandstrom
Date: 8/17/2026 2:53:25 PM
Status:
Color: 
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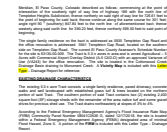
Unresolved Review 1 comment:

Please include that this is a studied drainage basin with basin and bridge fees, but fees are not applicable to this site development plan as no platting action is required as a part of this project.

s "Letter Type" d
proposed Site De
requesting a Site C

Subject: Highlight
Page Label: 4
Author: Joseph Sandstrom
Date: 8/17/2026 4:58:26 PM
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"Letter Type"



Subject: Highlight
Page Label: 4
Author: Joseph Sandstrom
Date: 8/17/2026 4:58:59 PM
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Letter
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Subject: Highlight
Page Label: 4
Author: Joseph Sandstrom
Date: 8/17/2026 4:59:03 PM
Status:
Color: 
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Letter Type

Subject: Callout
Page Label: 4
Author: Joseph Sandstrom
Date: 8/17/2026 5:10:39 PM
Status:
Color: 
Layer:
Space:

Letter Type

Subject: Highlight
Page Label: 5
Author: Joseph Sandstrom
Date: 8/17/2026 4:59:10 PM
Status:
Color: 
Layer:
Space:

Subject: Text Box
Page Label: 5
Author: Joseph Sandstrom
Date: 8/17/2026 5:11:15 PM
Status:
Color: 
Layer:
Space:

Subject: Text Box
Page Label: 9
Author: Joseph Sandstrom
Date: 8/17/2026 5:06:07 PM
Status:
Color: 
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A full FDR is not required for this application but standard drainage report elements must still be included in the report and maps.

Subject: Callout
Page Label: 9
Author: Joseph Sandstrom
Date: 8/17/2026 5:06:34 PM
Status:
Color: 
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Although there are no changes to the drainage patterns proposed, the existing condition of the site was never approved or analyzed.

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Subject: SW - Highlight
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 9:39:34 AM
Status:
Color: 
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35,600



Subject: SW - Textbox with Arrow
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 9:39:49 AM
Status:
Color: ■
Layer:
Space:

This still does not match what is listed in the SDP notes.

It appears that no V1 engineering comments in blue were addressed. V1 comments still stand. Please address with the next submittal.

V1 comments have been added to this report for reference.

MVE, INC.

ENGINEERS SURVEYORS

1903 kellaray street, suite 200
colorado springs, co 80909
719.635.5736

Letter Type - Drainage Report

Per criteria, a letter type drainage report can only be accepted when there is a previously approved FDR for a site. As there is not an approved FDR that I can find record of, please update the name of the report and references at the beginning of the report.

Please note that this request does not mean that engineering is looking for a full FDR. Addressing the unresolved missing items from this report will be sufficient.

5935 Templeton Gap Road

Office Renovation

MVE Project No. 61206

Unresolved Review 1
comment:

PCD File No. PPR2512

JULY 02, 2026

Unresolved Review 1 comment:

Refer to ECM 4.5 regarding the minimum information that needs to be included. The following items need to be included in this report:

- Hydrologic calculations with tabulations of: areas, runoff, coefficients, time of concentrations intensity, or "Q", "qp ", time to peak, etc.
- A drainage plan indicating site and adjacent property as platted with name and filing. Indicate storm runoff routing and rates.

The drainage maps should compare existing to proposed conditions.

Letter Type – Drainage Report

for

5935 Templeton Gap Road
Office Renovation

Project No. 61206

JULY 02, 2026

Review 3 comments:

As there is not a previously approved SDP on file for this site, the disturbance and increase in imperviousness must be analyzed as proposed with supporting calculations and compared to a vegetated existing condition.

The report should discuss the type (sheet, swale, defined) and quantity of flows outfalling from the site.

Feel free to contact me if you have any questions.

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

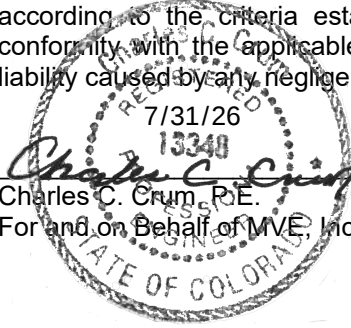
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61206 Letter Type Drainage Report.odt

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

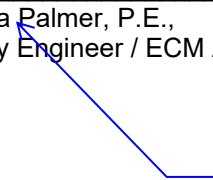
Date

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

 Joshua J. Palmer, P.E.

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, walks and well landscaped with established grass lawn & 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.

Unresolved Review 1 comment:
Please include that this is a studied drainage basin with basin and bridge fees, but fees are not applicable to this site development plan as no platting action is required as a part of this project.

Existing condition should really be the historical condition of the site before it was disturbed and that historical condition will be compared to the proposed condition which is what is currently on the site.

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.

Provide a comparison with the increase in flows from the historical condition to the proposed condition for the 5 and 100 year events.

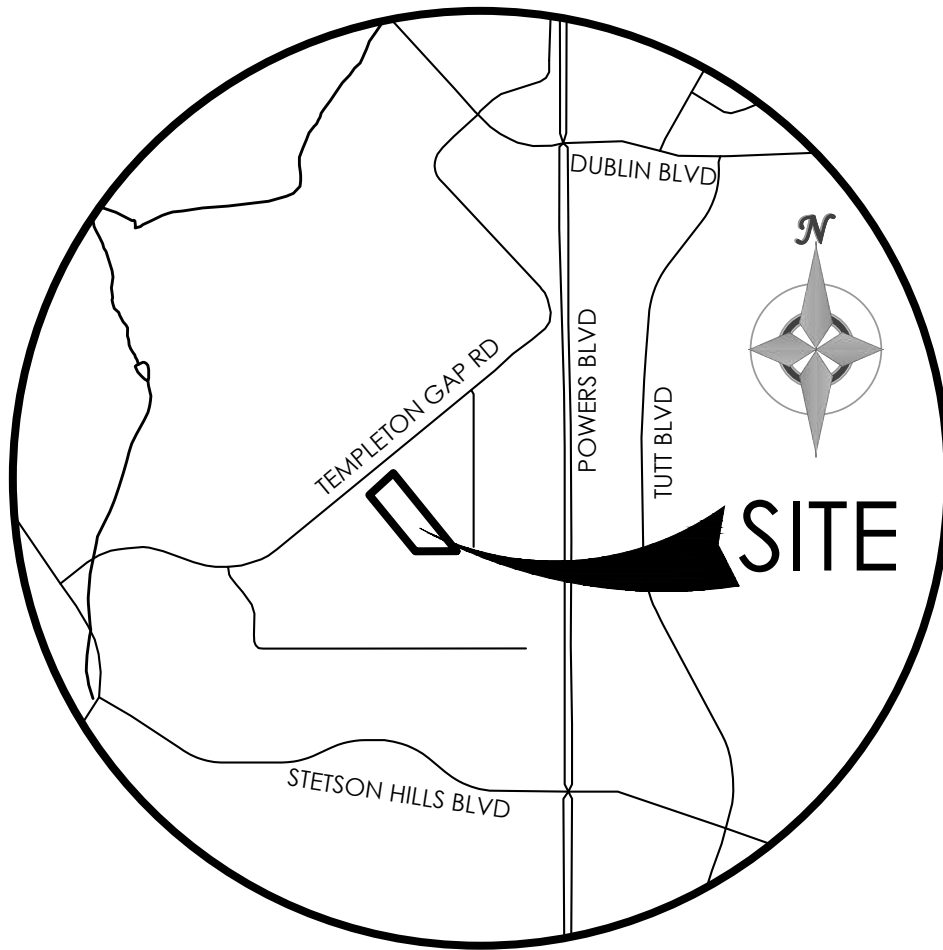
This still does not match what is listed in the SDP notes.

| Figures & Appendix

Vicinity Map

Flood Insurance Rate Map

Site Map / Drainage Plan



VICINITY MAP

NOT TO SCALE

ff 1

[illegible]

7KLVSF80LHVZWK\$VWWDQJGJ/IRU WKXHXH
GLJWDO IOFG8V/LI LW LV QW YLGDV GHFULEGHGFZ
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UHOHFW ROQH/RJ DQDQWV8H8QW WRWKLVCMDH DQ
WLF 7KHJ DQGH8HFWLYHQLQRUBMLRQBFQKH
B8F8V8HJVG8G8QZCDVDRHJ WLF

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HOHQWQVGRQWDSJDU EDMBSLHIAI IORGFQHOHIDOV
OHHQGV VDOHDEB FSUFDMLRQDWH FRQWLGLHQLHUV
SSHQO QBU DGSJSHIFWLYHQDWH DLSLH/IRU
XSSHQGVQDWHFRHQLJGDUFD/ROQRW EHXHGIRU
UHQDMDRJSUSRVH

LEGEND

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

EXISTING

----- 5985 ----- INDEX CONTOUR
----- 84 ----- INTERMEDIATE CONTOUR
---o---o---o--- SIGN
---W---W--- WATER LINE
---W---W--- WATER VALVE
---W---W--- FIRE HYDRANT
---OE---OE--- OVERHEAD ELEC LINE
---OE---OE--- ELECTRIC POLE
---OE---OE--- GAS LINE
---FO---FIBER OPTIC LINE
---X---GAS LINE
---G---BARBED WIRE FENCE
---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

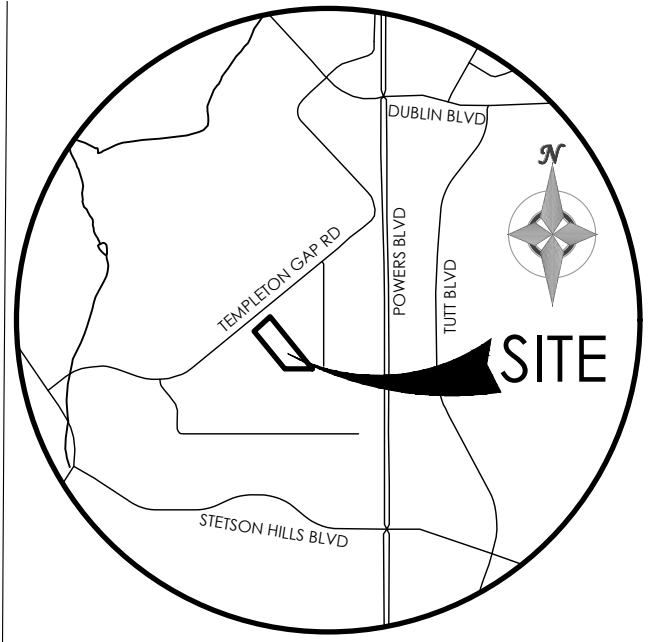
Typical drainage maps are required with existing (historical) vs. proposed (current) with basins and design points and flow summaries.

A full FDR is not required for this application but standard drainage report elements must still be included in the report and maps.

Although there are no changes to the drainage patterns proposed, the existing condition of the site was never approved or analyzed.

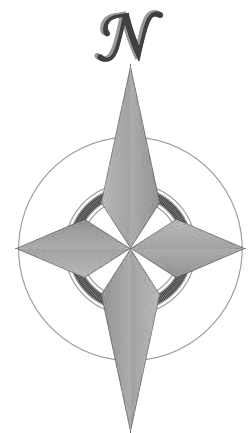
NOTES

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



10 0 20 40 80
1" = 40' 1:480

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