



## DRAINAGE LETTER

**D & K AKERS SUBDIVISION  
LOTS 1 & 2**

2875 Akers Dr  
Colorado Springs, CO

Add PCD File #  
SF-21-39

PREPARED FOR:  
**D & K Akers, LLC**  
2875 Akers Drive  
Colorado Springs, CO 80922

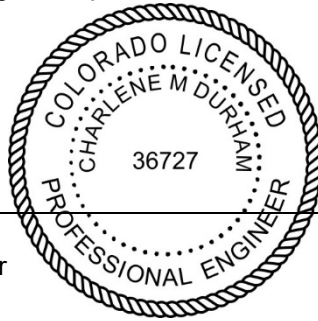
PREPARED BY:  
**Galloway & Company, Inc.**  
1155 Kelly Johnson Blvd, Suite 305  
Colorado Springs, CO 80920  
Tele: (719) 900-7220

DATE:  
**September 15, 2021**



## Certification Statements:

This report and plan for the drainage design of D & K Akers Subdivision, Lots 1 & 2 was prepared by me (of under my direct supervision) and is correct to the best of my knowledge and belief. Said report and plan has been prepared in accordance with the City of Colorado Springs Drainage Criteria Manual and is in conformity with the master plan of the drainage basin. I understand that the City of Colorado Springs does not and will not assume liability for drainage facilities designed by others. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.



Correct to El Paso County

Charlene Durham  
Registered Professional Engineer  
State of Colorado No. 36727

Date

Please replace with standard County signature blocks per attached snippet IAW DCM VOL 1 Section 4.6

### Developer's Statement:

D & K Akers, LLC hereby certifies that the drainage facilities for D & K Akers Subdivision, Lots 1 & 2 shall be constructed according to the design presented in this report. I understand that the City of Colorado Springs does not and will not assume liability for the drainage facilities designed submitted to the City of Colorado Springs; and cannot, on behalf of that final drainage design review will absolve D & K Akers, LLC a liability for improper design. I further understand that approval of engineer's drainage design.

### Design 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 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.

Name of Developer

[Name, P.E. #] /

Date

Authorized Signature

Date

### Owner/Developer's Statement:

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

Printed Name

[Name, Title]  
[Business Name]  
[Address]

Date

Title

Address:

Please correct to reflect County Engineer per the standard signature block shown below

### ~~CITY OF COLORADO SPRINGS:~~

Filed in accordance with Section 7.7.906 of the Code of the City of Colorado Springs, 2001, as amended.

~~For City Engineer~~

### 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.

Conditions:

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

Date

Conditions:

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Appendix A – Drainage Map for D & K Akers Subdivision No. 1 Replat

Appendix B – D & K Akers Subdivision No. 1 Replat

Requires correction

## I. INTRODUCTION

This document is to serve as the drainage letter for the replat of Lot 3 of Akers Acres Subdivision. The replatted subdivision name is D & K Akers Subdivision, Lots 1 & 2.

The purpose of the replat is to split the existing lot into 2 lots. No new improvements are being proposed at this time.

A drainage letter, rather than a drainage report, is being provided for the subdivision named D & K Akers Subdivision because the drainage patterns and features are not being altered in any way. The site is currently half developed being used as warehouse / materials storage and the other half is undeveloped and entirely grass. Justification and descriptions are added within this document.

## II. GENERAL LOCATION AND DESCRIPTION

The D & K Akers subdivision property is located in the East Half of Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian, in the City of Colorado Springs, El Paso County, Colorado. The development site is located at the southeast corner of the Akers Drive and Gil Johnson Point intersection in Colorado Springs, Colorado. This site is bounded by Gil Johnson Point to the north, Akers Drive to the west, construction companies to the south and north and Marksheffel Road to the east.

## III. HISTORIC DRAINAGE PATTERNS AND FEATURES

There is no record of an approved drainage report for this site. The project area has been divided into 5 basins. Below is a summary of those basins

Basin A (0.69 acres,  $Q_5 = 0.8$  cfs and  $Q_{100} = 2.3$  cfs) is developed and comprised of the northwest corner of the site which includes half of the existing warehouse. It drains via sheet flow northwest and discharges in Gil Johnson Point.

Basin B (1.70 acres,  $Q_5 = 2.3$  cfs and  $Q_{100} = 6.0$  cfs) is developed and includes the south half of the existing warehouse, parking lot and a private driveway. It drains west and discharges in Akers Drive.

Basin C (0.36 acres,  $Q_5 = 0.1$  cfs and  $Q_{100} = 0.9$  cfs) is undeveloped and is comprised of a portion of the site. It drains easterly via sheet flow and discharges to the adjacent property to the north.

Basin D (4.92 acres,  $Q_5 = 2.1$  cfs and  $Q_{100} = 11.1$  cfs) is undeveloped and comprised of the middle portion of the site. The flows are directed to the west and south via sheet flow and discharge to the adjacent property to the south.

Basin E (1.60 acres,  $Q_5 = 0.5$  cfs and  $Q_{100} = 3.6$  cfs) is undeveloped and comprised of the northwest corner of the site. The flows travel to the west via sheet flow and discharge in Marksheffel Road, where an existing curb inlet intercepts street flow.

Add a section for Floodplain Statement and include a FIRM map in the appendix

Add a section for the 4-step process.  
List each subsection and describe how each  
step was considered or implemented.  
See ECM Appendix I Section I.7.2

#### IV. PROPOSED DRAINAGE PLAN

No changes were made to the drainage patterns and features. Changes have only been made to the lot configuration with the D & K Akers Subdivision No. 1 replat. The overall drainage patterns will continue to be the same as they are now.

Any future on-site construction or land disturbance, external to the buildings, differing from what is proposed within this drainage letter, will require a Final Drainage Report, Grading Erosion Storm Quality Control Plans and at a minimum provide water quality detention on-site, and Full spectrum detention if downstream facilities do not have capacity.

State that no ground disturbance or improvements are proposed with the replat and state this as the reason no proposed condition drainage map is provided.

Replace with ", per current County criteria."

A copy of the proposed replat has been included for reference with this letter.

#### V. DRAINAGE AND BRIDGE FEES & COST ESTIMATE

This project has been previously platted. No Drainage Basin or Bridge fees will be due at this time.

#### VI. CONCLUSIONS

As there have been no physical changes to the public or private drainage facilities on site, it is respectfully requested that El Paso County recognizes that nothing has been modified in any further or additional drainage calculations are warranted.

Update to include a statement noting whether or not the current site is negatively impacting any adjacent properties

#### VII. REFERENCES

1. City of Colorado Springs / County of El Paso Drainage Criteria Manual, Oct. 1
2. Drainage Criteria Manual, Volume 2, City of Colorado Springs, Nov 2002.

Please correct and calculate drainage basis and bridge fee using Sand Creek Drainage Basin and Bridge fee which are applicable. This property did not previously pay drainage fees and is being replatted.

Per Appendix L - DRAINAGE CRITERIA MANUAL 1 ADDENDUM Section 3.13a Vacations, Replats, Drainage Districts, and Irrigation Companies. Also see reference Appendix L table 3-1 for typical impervious values.

The overriding guideline regarding vacation plats and replats will be whether an increase in impervious land cover would result. A vacation plat occurs when two or more contiguous lots are combined into one lot. A replat of a lot or parcel occurs when it is divided into two or more contiguous lots.

In all cases, a basin drainage fee will be assessed based upon the new impervious acreage if no such fee has been previously paid. If a basin drainage fee has been previously paid, and the vacation plat or replat results in the same or a decrease in the impervious acreage, no additional fee will be assessed, and no refund of previous fees will be given. If a basin drainage fee has been previously paid, and the vacation plat or replat results in an increase in the impervious acreage, a drainage basin fee shall be assessed on the additional impervious acreage at the current applicable fee.

Add the ECM in the reference

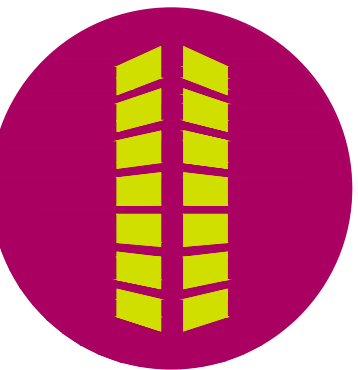
**Appendix A**

**Drainage Map for D & K Akers Subdivision No. 1 Replat**



NOT FOR  
CONSTRUCTION

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D & K AKERS SUBDIVISION  
DRAINAGE MAP FOR  
LOTS 1 & 2  
D & K AKERS, LLC

2875 AKERS DRIVE  
COLORADO SPRINGS, CO 80927, EL PASO COUNTY

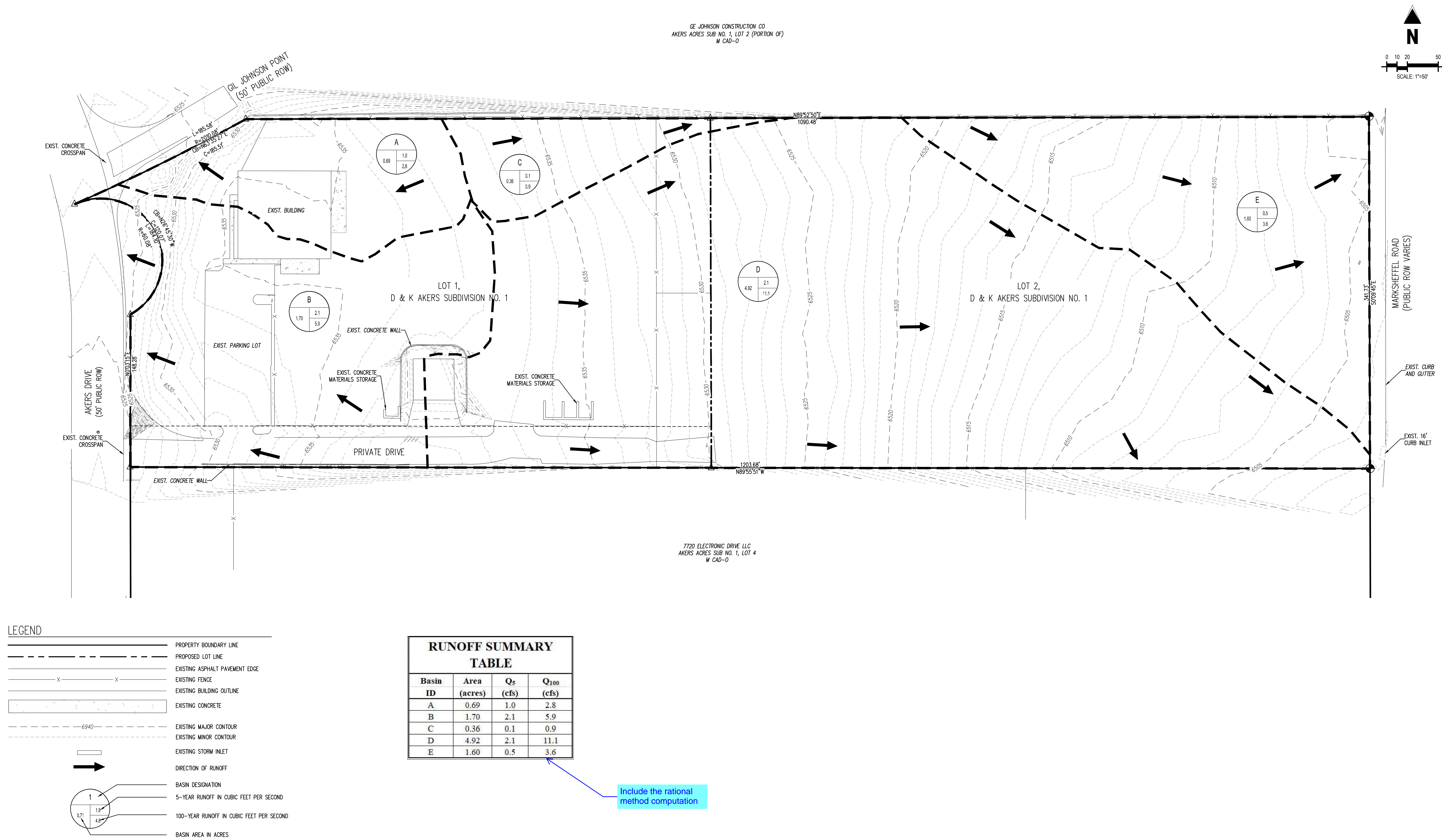
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Project No:	DKA0000001
Drawn By:	TPT
Checked By:	CMD
Date:	SEPTEMBER 2020

DRAINAGE MAP

# D1.0

Sheet 1 of 1



Include the rational method computation

### Update to Existing Condition Drainage Map

**Appendix B**

**D & K Akers Subdivision No. 1 Replat**

Delete Appendix B





**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

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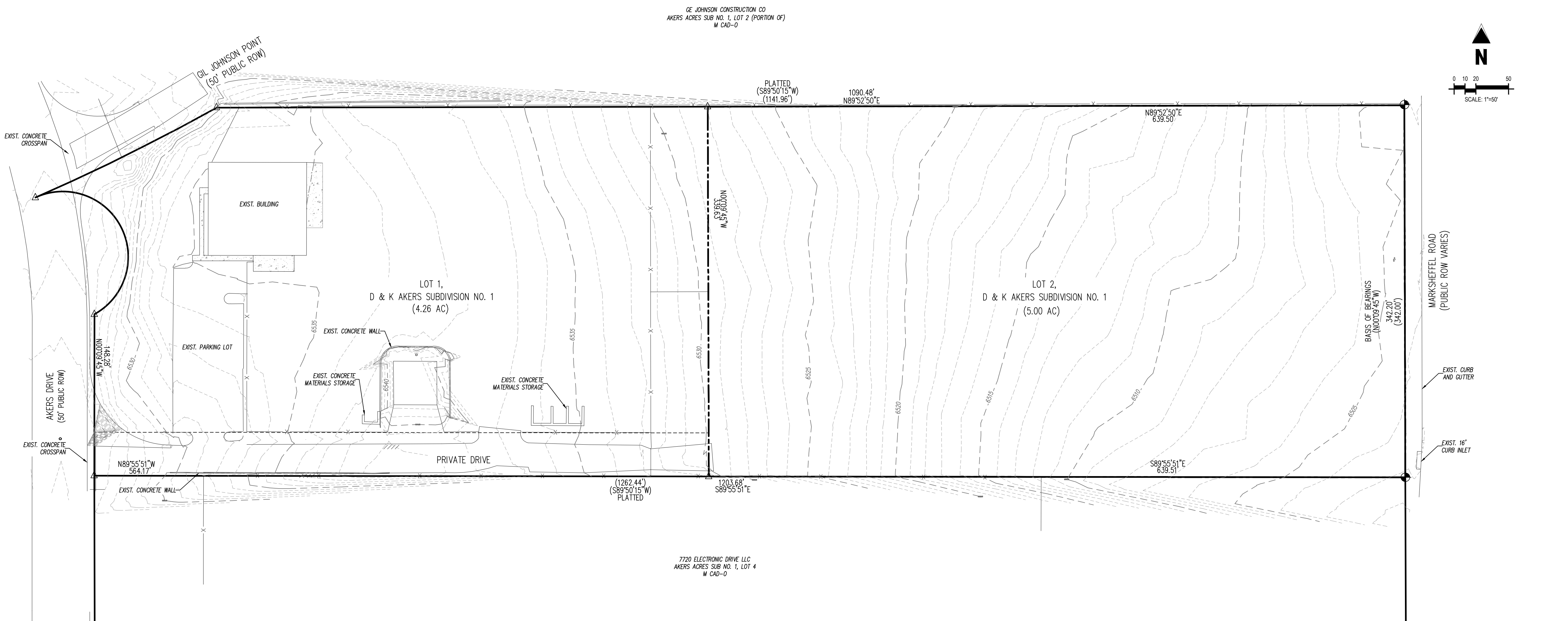
D & K AKERS SUBDIVISION NO. 1  
LOTS 1 & 2  
FOR  
D & K AKERS, LLC  
2875 AKERS DRIVE  
COLORADO SPRINGS, CO 80922 - EL PASO

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Project No:	DKA000001
Drawn By:	TPT
Checked By:	CMD
Date:	9/15/2021

## SITE PLAN

1



### CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's **below**.  
Call before you dig.