



September 30, 2026

El Paso County

Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attn: Brad Walters
Inspection Supervisor

Re: Table Rock Homesteads (ASB2620)
Roadway and Stormwater Permanent Control Measures – Engineer's Letter
M.V.E. Project No. 61223

Dear Mr. Walters:

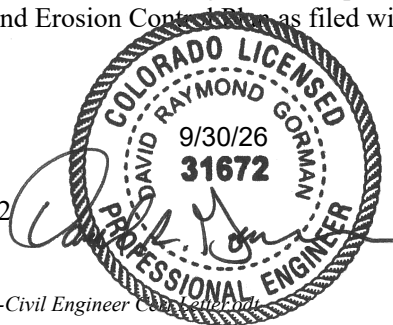
The public roadway and stormwater Permanent Control Measures (PCMs) for Table Rock Homesteads consists of the roadway improvements for Gambler Place from station 1+00 to the cul-de-sac radius point at station 20+01.09 and Sunset Prairie Lane from station 1+00 to the cul-de-sac radius point at station 12+51.42, three (3) RCP culvert crossings, three (3) sets of culvert inlet and outlet riprap protection, and three (3) public signs along with PCMs in the form of grass buffers. Based upon information gathered during the final project site visit, ss-built survey data, and our review of the geotechnical testing letter from Entech Engineering, M.V.E., Inc. is of the opinion that the public roadway and stormwater Permanent Control Measures (PCMs) have been constructed in general compliance with the approved Roadway Construction Plans and the approved Grading and Erosion Control Plan prepared by M.V.E., Inc., as filed with the County.

No modifications to the approved Water Quality Control Plan or associated calculations are necessary. The originals are included with this letter.

Statement Of Engineer In Responsible Charge:

I, David R. Gorman, a registered Professional Engineer in the State of Colorado, in accordance with Sections 5.2 and 5.3 of the Bylaws and Rules of the State Board of Registration for Professional Engineers and Professional Land Surveyors, do hereby state and declare that I or a person under my responsible charge observed the constructed facilities of the above mentioned project. Based on the on-site field observations and review of pertinent documentation, it is my professional opinion that the public roadway improvements and the Permanent Control Measures have been installed and are in general compliance with the approved Roadway Construction Plans and approved Grading and Erosion Control Plan as filed with the El Paso County.

David R. Gorman, P.E. Colorado No. 31672
For and on Behalf of M.V.E., Inc.



Z:\61223\Documents\Correspondance\61223 Table Rock-Civil Engineer Correspondence

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

Design Procedure Form: Runoff Reduction

UD-BMP (Version 3.07, March 2018)

Sheet 1 of 1

Designer:

TJW

Company:

MVE, Inc.

Date:

April 17, 2025

Project:

Table Rock Homesteads

Location:

Grass Buffer accounting for ten 20' wide driveways (120 sf ea.) - 1 in D3-4 / 3 in B4 / 2 in B3 / 3 in B6-6a / 1 in C1

SITE INFORMATION (User Input in Blue Cells)

WQCV Rainfall Depth

0.60

inches

Depth of Average Runoff Producing Storm, d₆ =

0.43

inches (for Watersheds Outside of the Denver Region, Figure 3-1 in USDCM Vol. 3)

Area Type	UIA:RPA	SPA	UIA:RPA	SPA	UIA:RPA	SPA	UIA:RPA	SPA	UIA:RPA	SPA	UIA:RPA	SPA
Area ID	D3-4	D3-4_SPA	B4	B4_SPA	B3	B3_SPA	B5	B5_SPA	B6-6a	B6-6a_SPA	C1	C1_SPA
Downstream Design Point ID	Grass Strip	Grass Strip	Grass Strip	Grass Strip	Grass Strip	Grass Strip	Grass Strip	Grass Strip	Grass Strip	Grass Strip	Grass Strip	Grass Strip
Downstream BMP Type	None	None	None	None	None	None	None	None	None	None	None	None
DCIA (ft ²)	--	--	--	--	--	--	--	--	--	--	--	--
UIA (ft ²)	17,680	--	18,695	--	14,586	--	12,142	--	42,834	--	8,303	--
RPA (ft ²)	6,066	--	6,606	--	3,487	--	4,440	--	14,224	--	1,906	--
SPA (ft ²)	--	21,629	--	32,893	--	20,031	--	14,188	--	47,712	--	4,095
HSG A (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
HSG B (%)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
HSG C/D (%)	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Average Slope of RPA (ft/ft)	0.167	--	0.167	--	0.167	--	0.167	--	0.167	--	0.167	--
UIA:RPA Interface Width (ft)	495.00	--	1038.00	--	580.00	--	740.00	--	2370.00	--	318.00	--

CALCULATED RUNOFF RESULTS

Area ID	D3-4	D3-4_SPA	B4	B4_SPA	B3	B3_SPA	B5	B5_SPA	B6-6a	B6-6a_SPA	C1	C1_SPA
UIA:RPA Area (ft ²)	23,746	--	25,301	--	18,073	--	16,582	--	57,058	--	10,209	--
L / W Ratio	0.10	--	0.06	--	0.06	--	0.06	--	0.06	--	0.10	--
UIA / Area	0.7445	--	0.7389	--	0.8071	--	0.7322	--	0.7507	--	0.8133	--
Runoff (in)	0.10	0.00	0.10	0.00	0.19	0.00	0.09	0.00	0.10	0.00	0.20	0.00
Runoff (ft ³)	204	0	200	0	291	0	122	0	492	0	174	0
Runoff Reduction (ft ³)	533	1081	578	1645	317	1002	384	709	1293	2386	172	205

CALCULATED WQCV RESULTS

Area ID	D3-4	D3-4_SPA	B4	B4_SPA	B3	B3_SPA	B5	B5_SPA	B6-6a	B6-6a_SPA	C1	C1_SPA
WQCV (ft ³)	737	0	779	0	608	0	506	0	1785	0	346	0
WQCV Reduction (ft ³)	533	0	578	0	317	0	384	0	1293	0	172	0
WQCV Reduction (%)	72%	0%	74%	0%	52%	0%	76%	0%	72%	0%	50%	0%
Untreated WQCV (ft ³)	204	0	200	0	291	0	122	0	492	0	174	0

CALCULATED DESIGN POINT RESULTS (sums results from all columns with the same Downstream Design Point ID)

Downstream Design Point ID	Grass Strip											
DCIA (ft ²)	0											
UIA (ft ²)	114,240											
RPA (ft ²)	36,729											
SPA (ft ²)	140,548											
Total Area (ft ²)	291,517											
Total Impervious Area (ft ²)	114,240											
WQCV (ft ³)	4,760											
WQCV Reduction (ft ³)	3,277											
WQCV Reduction (%)	69%											
Untreated WQCV (ft ³)	1,483											

CALCULATED SITE RESULTS (sums results from all columns in worksheet)

Total Area (ft ²)	291,517
Total Impervious Area (ft ²)	114,240
WQCV (ft ³)	4,760
WQCV Reduction (ft ³)	3,277
WQCV Reduction (%)	69%
Untreated WQCV (ft ³)	1,483



LEGEND

PROPERTY LINE
EASEMENT LINE
LOT LINE

EXISTING

INDEX CONTOUR
INTERMEDIATE CONTOUR

PROPOSED

INDEX CONTOUR
INTERMEDIATE CONTOUR

BASIN BOUNDARY

FLOW AMOUNTS
SLOPE DIRECTION AND GRADE

BASIN LABEL
AREA IN ACRES
PERCENT IMPERVIOUS

DESIGN POINT

FLOW DIRECTION

SURFACE TYPES	
UNCONNECTED IMPERVIOUS AREA (UIA) TO RECEIVING PERVIOUS AREA (RPA, GRASS BUFFER)	
RECEIVING PERVIOUS AREA (RPA)	
SEPARATE PERVIOUS AREA (SPA)	

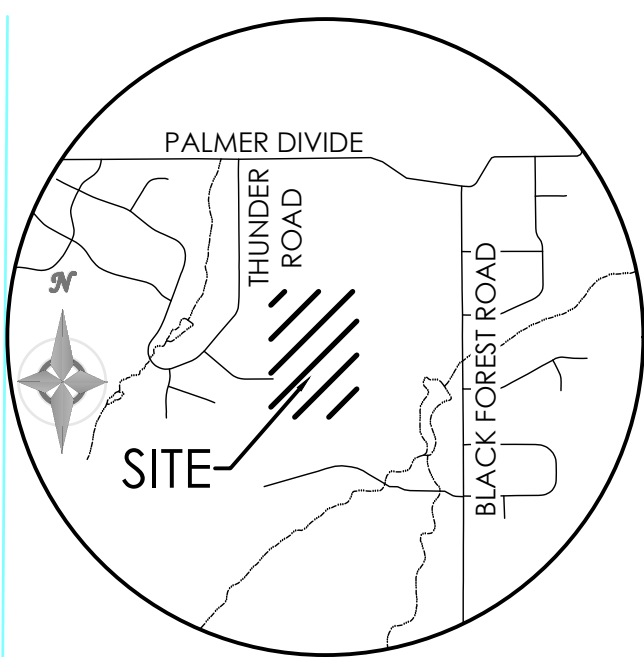
SEE DESIGN PROCEDURE FORM: RUNOFF REDUCTION (UD-BMP) VERSION 3.07 FOR RUNOFF REDUCTION CALCULATIONS

GRASS BUFFER ACCOUNTS FOR TEN 20' WIDE DRIVEWAYS (120 SF EA.)
- 1 IN D3-4 / 3 IN B4 / 2 IN B3 / 3 IN B6-6A / 1 IN C1

IMPERVIOUS AREA TREATED BY RUNOFF REDUCTION IN THE RPA (GRASS BUFFER)

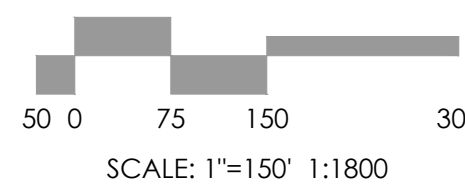
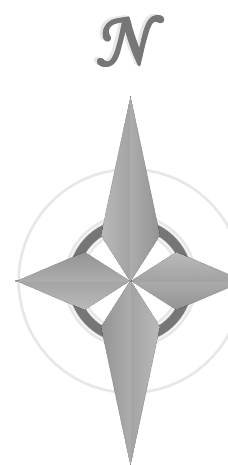
RECEIVING PERVIOUS AREA (GRASS BUFFER BMP)

SELF-TREATING SPA



VICINITY MAP
NOT TO SCALE

BENCHMARK
THE BENCHMARK FOR THESE PLANS IS THE SOUTHWEST PROPERTY CORNER, A REBAR & CAP, ALESSI, PLS 30130.
ELEVATION = 7385.63' (NAVD88).



REVISIONS

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

TABLE ROCK
HOMESTEADS

WATER QUALITY

CONTROL PLAN

MVE PROJECT 61223

MVE DRAWING PPWQCP MAP

APRIL 16, 2025
SHEET 1 OF 1

AS-BUILT RECORD SET

COLORADO LICENSED
SAND RAYMOND COMPANY
31672
PROFESSIONAL ENGINEER

M.V.E., INC.