, Inc.

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***

as-built

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 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.

Revise this Certification Letter to include the required statements listed in ECM Section 5.10.6.B (this is even required for Runoff Reduction):

"The site and adjacent properties (as affected by work performed under the County permit) are stable with respect to settlement and subsidence, sloughing of cut and fill slopes, revegetation or other ground cover, and that the improvements (public improvements, common development improvements, site grading and paving) meet or exceed the minimum design requirements. The PCM(s) provide the required storage volume and meet the required release rates, stage areas, elevations, and outlet dimensions, as documented by the attached revised MHFD-Detention spreadsheet that shows the as-built conditions."

*Phone 719-635-5736*
*n*

# Design Procedure Form: Runoff Reduction

UD-BMP (Version 3.07, March 2018)



**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, $d_6$ = 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**

- 5985 INDEX CONTOUR
- 84 INTERMEDIATE CONTOUR

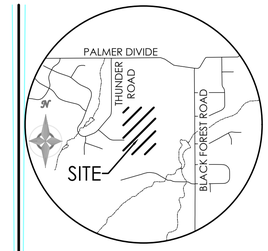
**PROPOSED**

- 5985 INDEX CONTOUR
- 84 INTERMEDIATE CONTOUR
- BASIN BOUNDARY
- Q = 19.0 cfs, $Q_{100}$ = 60.0 cfs — FLOW AMOUNTS
- SLOPE DIRECTION AND GRADE
- A1 — BASIN LABEL: AREA IN ACRES, PERCENT IMPERVIOUS (1.0 AC, 50% IMP)
- DESIGN POINT
- FLOW DIRECTION

| SURFACE TYPES | | |
|---|---|---|
| UNCONNECTED IMPERVIOUS AREA (UIA) TO RECEIVING PERVIOUS AREA (RPA, GRASS BUFFER) | | IMPERVIOUS AREA TREATED BY RUNOFF REDUCTION IN THE RPA (GRASS BUFFER) |
| RECEIVING PERVIOUS AREA (RPA) | | RECEIVING PERVIOUS AREA (GRASS BUFFER BMP) |
| SEPARATE PERVIOUS AREA (SPA) | | SELF TREATING 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




## 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).

N

50 0 75 150 300
SCALE: 1"=150' 1:1800

MVE, INC.
ENGINEERS, SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

AS-BUILT RECORD SET

COLORADO LICENSED PROFESSIONAL ENGINEER
DAVID RAYMOND GORMAN
9/30/26
31672

M.V.E., INC.

TABLE ROCK
HOMESTEADS

# WATER QUALITY CONTROL PLAN

MVE PROJECT 61223
MVE DRAWING PPWQCP MAP

**APRIL 16, 2025**
SHEET 1 OF 1