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Letter Type - Drainage Report

**9025 Chicago
Avenue**

New Shed

MVE Project No. 61206

May 05, 2026

PCD File No. PPR2428

Letter Type – Drainage Report

for

9025 Chicago Avenue
New Shed

Project No. 61206

May 05, 2026

prepared for:

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61214 Letter Type Drainage Report.odt

Letter Type □ Drainage Report

The purpose of this “Letter Type” drainage report is to fulfill the drainage report submittal requirements of the proposed Site Plan for the construction of a 20' x 40' shed to be located at 9025 Chicago Avenue, Falcon, Colorado. This Drainage information is prepared in accordance with the provisions of the El Paso County Drainage Criteria Manual for approval of the proposed Site Plan.

PROPERTY DESCRIPTION

The new address for the shed is 9021 Chicago Avenue. The site with the proposed shed location is shown on the attached sketch layout of the site which includes existing drainage flow directions. The site is situated south of Chicago Avenue at the intersection of 5th Avenue in the Town of Falcon. The owner is requesting the construction of a 20' x 40' shed.

The legal description for the site is Lots 14, 15, and 16 in Block 19, and Lots 1, 2,3, 4, 5, 6, 7, and 8 in Block 20, all in the Town of Falcon, according to the plat thereof recorded in Plat Book B at Page 37, and that portion of vacated 5th Street, and that portion of vacated alley laying adjacent to the subject property, as shown on Resolution No. 93-165, Land Use No. 40, recorded June 25, 1993 in Book 6201 at Page 381, County of El Paso, State of Colorado. The site consists of a parcel addressed as 9025 Chicago Avenue, and an El Paso County Tax ID Number of 53121 11 005. The parcel with easements of record make up a total site area of 1.37± acres. A Vicinity Map is enclosed for readers reference.

The site will be developed by adding a single story shed covering 800 square feet on the western side of the site. A minimal amount of disturbance around the shed will occur during it's construction and will not effect the site. No change in existing drainage patterns will occur to the site with this proposed use. Stormwater flows enter the site from 5th Street via the existing gravel entrance drive. These stormwater flows combine with the onsite overland flows traveling easterly through the site. These stormwater flows travel easterly offsite to a swale directing them to an offsite creek. 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. With only minimum changes to the site, no hydrologic calculations will be required for this “Letter Type” drainage report.

This site is located in Zone X (Area of Minimal Flood Hazard) as denoted on the Flood Insurance Rate Map (FIRM), map number 08041 C0561G, for the City of Colorado Springs effective December 7, 2018. This parcel lies in the Falcon Drainage Basin. The Site Plan and the FEMA Map are attached to this Memo.

A Vicinity Map is included with this Letter Type – Drainage Report for reference.

DRAINAGE FEES

No Drainage, Bridge or Pond Fees are due for this project as it is platted property and imperviousness does not change.

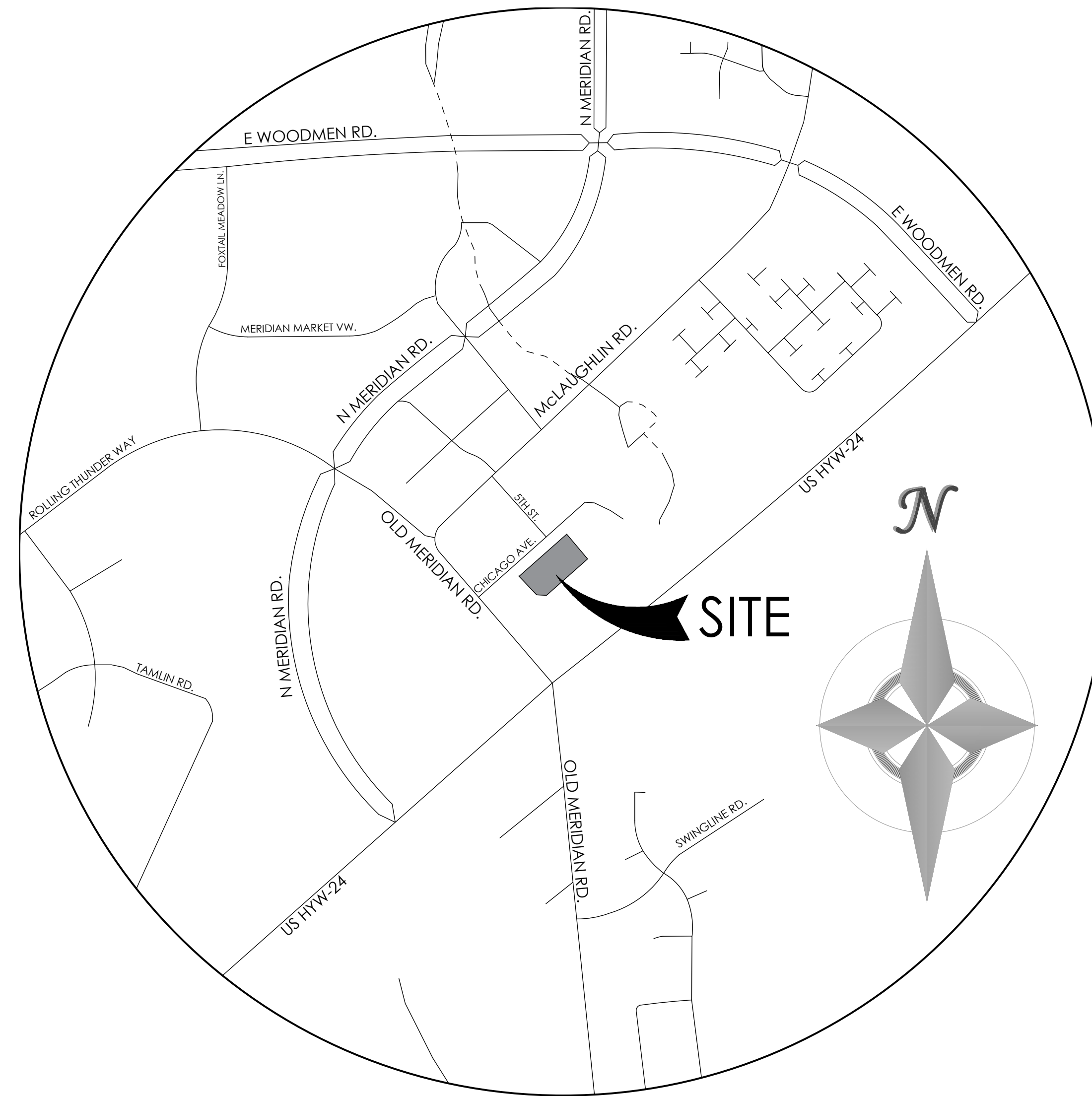
In Conclusion, the drainage patterns generated by the 9025 Chicago Avenue site are unchanged. The proposed Site Plan as described in this Letter Type – Drainage Report will have no adverse impacts to downstream and surrounding developments or downstream drainage ways or storm drain facilities.

| Figures & Appendix

Vicinity Map

Flood Insurance Rate Map

Site Plan / Drainage Plan



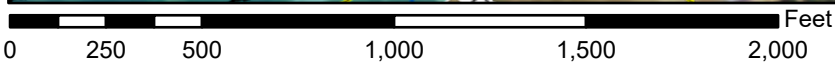
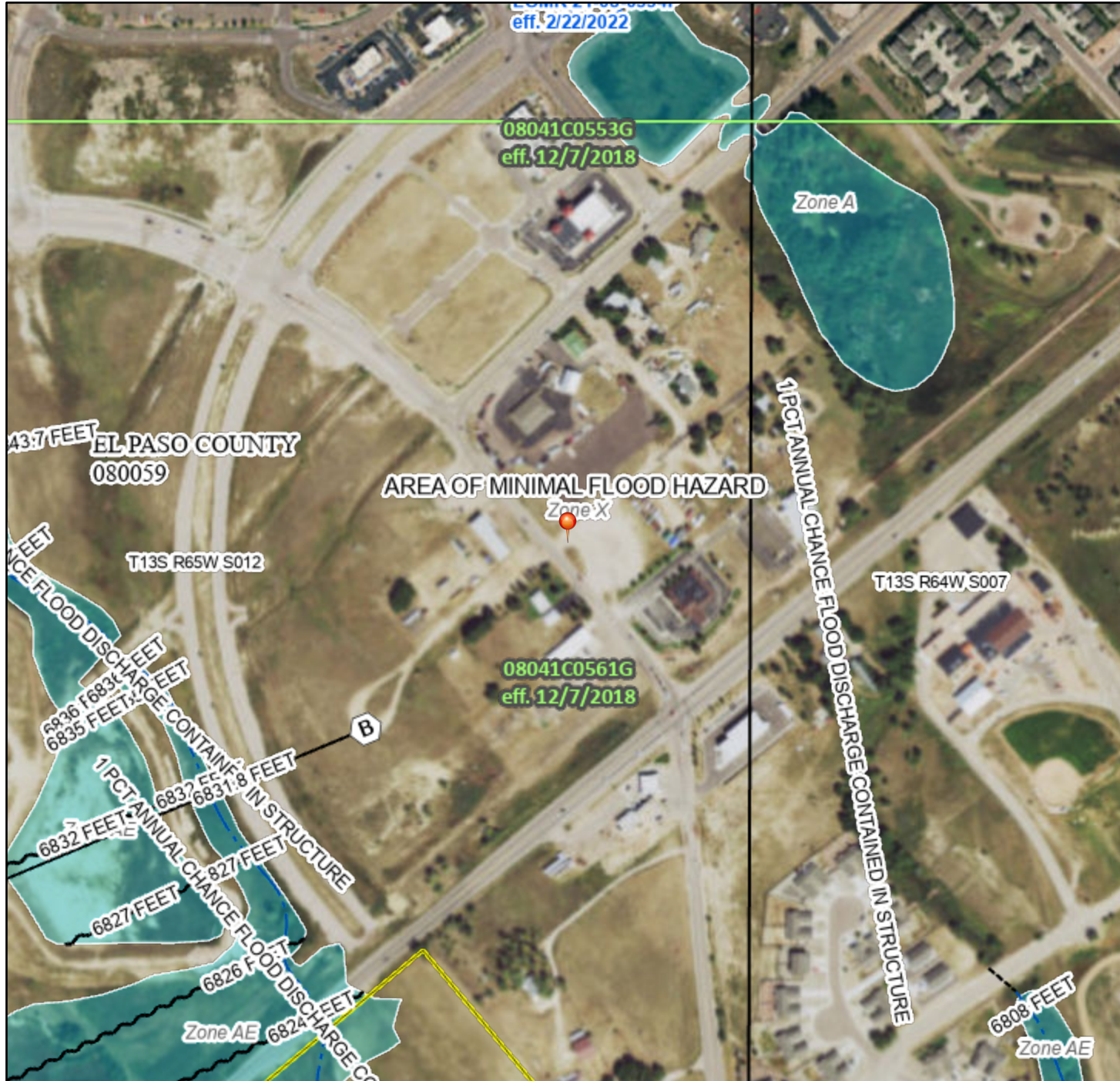
VICINITY MAP

NOT TO SCALE

National Flood Hazard Layer FIRMMette



104°36'53"W 38°56'18"N



1:6,000

104°36'16"W 38°55'50"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 Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

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 **2/5/2024 at 4:31 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.

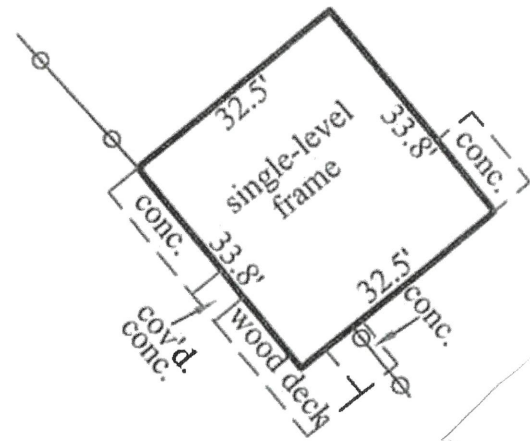
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

LOCATE and MARK EXISTING PROPERTY CORNERS

(THIS IS NOT A PROPERTY SURVEY)

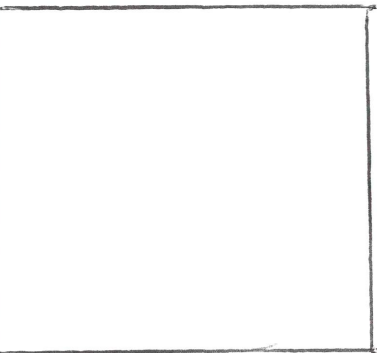
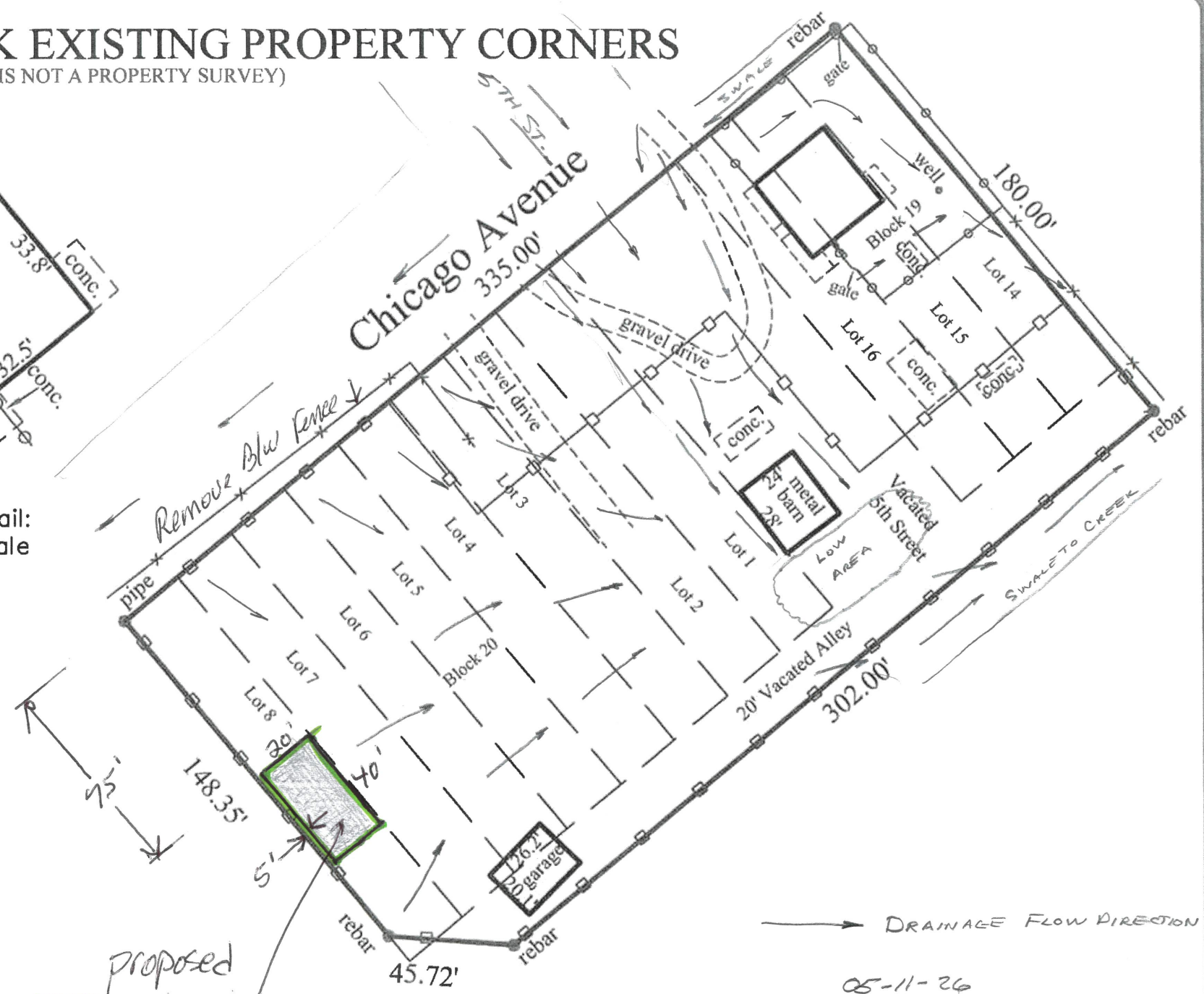
LEGEND

- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument - Pipe
- Overhead Power Line



House Detail:
Not to Scale

**SITE PLAN
&
DRAINAGE PLAN**
(Flow Direction)
(Proposed Shed Location)



Signature Block



Scale: 1" = 50'

Legal Description

Lots 14, 15 and 16 in Block 19, And Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block 20, All in the Town of Falcon, according to the plat thereof recorded in Plat Book B at Page 37, and that portion of vacated 5th Street, and that portion of vacated alley lying adjacent to the subject property, as shown on Resolution No. 93-165, Land Use No. 40, recorded June 25, 1993 in Book 6201 at Page 381, County of El Paso, State of Colorado.

PREPARED BY:



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Construction Plan 20'x40' Shed

FALCON FENCE SUPPLY

PURPORTED STREET ADDRESS:
9025 Chicago Avenue
DATE: 3/8/2023
CLIENT: Mierkey
JOB NUMBER: 231076

05-11-26
PCD File No. PPR2428
M.V.E., INC. PROJECT 61214

PLAN TRACK 175293