



# CORE

## ENGINEERING GROUP

August 17, 2017

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

RE: Drainage Letter for Site Development Plan  
Proposed East Platte Subdivision

Dear El Paso County Planning and Community Development Department,

This Drainage Letter is intended to be used with the site development plan for the proposed vacation and replat of the property located at 6425 East Platte Avenue. This site has been previously platted in 1973 and consists of Lot 1 of Cimarron South Filing No. 1.

Existing Conditions:

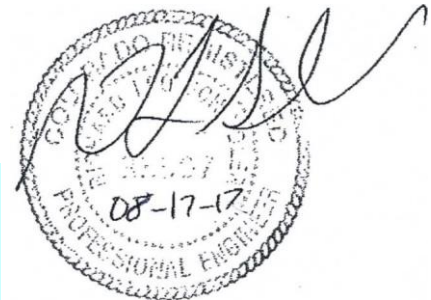
The subject site is located adjacent to the East Fork of Sand Creek south of Platte Avenue. The property is bounded on the north by Platte Avenue frontage road, the west by existing commercial buildings, the south by vacant land owned by Cherokee Water District, and the east by vacant land owned by Cherokee Water District. The site consists of an existing building and parking lot (Patterson Custom Diesel) and a large gravel area with a storage shed (Covert Ops Paintball) located on Lot 1.

Runoff from Platte Avenue is directed to a roadside swale and then flows east to the East Fork of Sand Creek. Runoff on the west side in the existing commercial area is directed west away from this site. All runoff from Lot 1 is currently directed overland south and southeast to the East Fork of Sand Creek.

Proposed Conditions:

There are no new permanent structures proposed for this site plan. In addition, there is no new grading proposed with this site plan. Therefore, all existing drainage patterns will be maintained for this development. The diesel shop has the same pavement and gravel surface configuration that was originally built in 1985 which provides surface sheet flow to the south and which runs into a swale between the subject property and the Claremont Subdivision on the west to the East Fork of Sand Creek. The paintball fields will keep the existing gravel surfacing and will have only movable structures (typically 6'x6'). The surface sheet flow is directed overland southeast to the East Fork of Sand Creek.

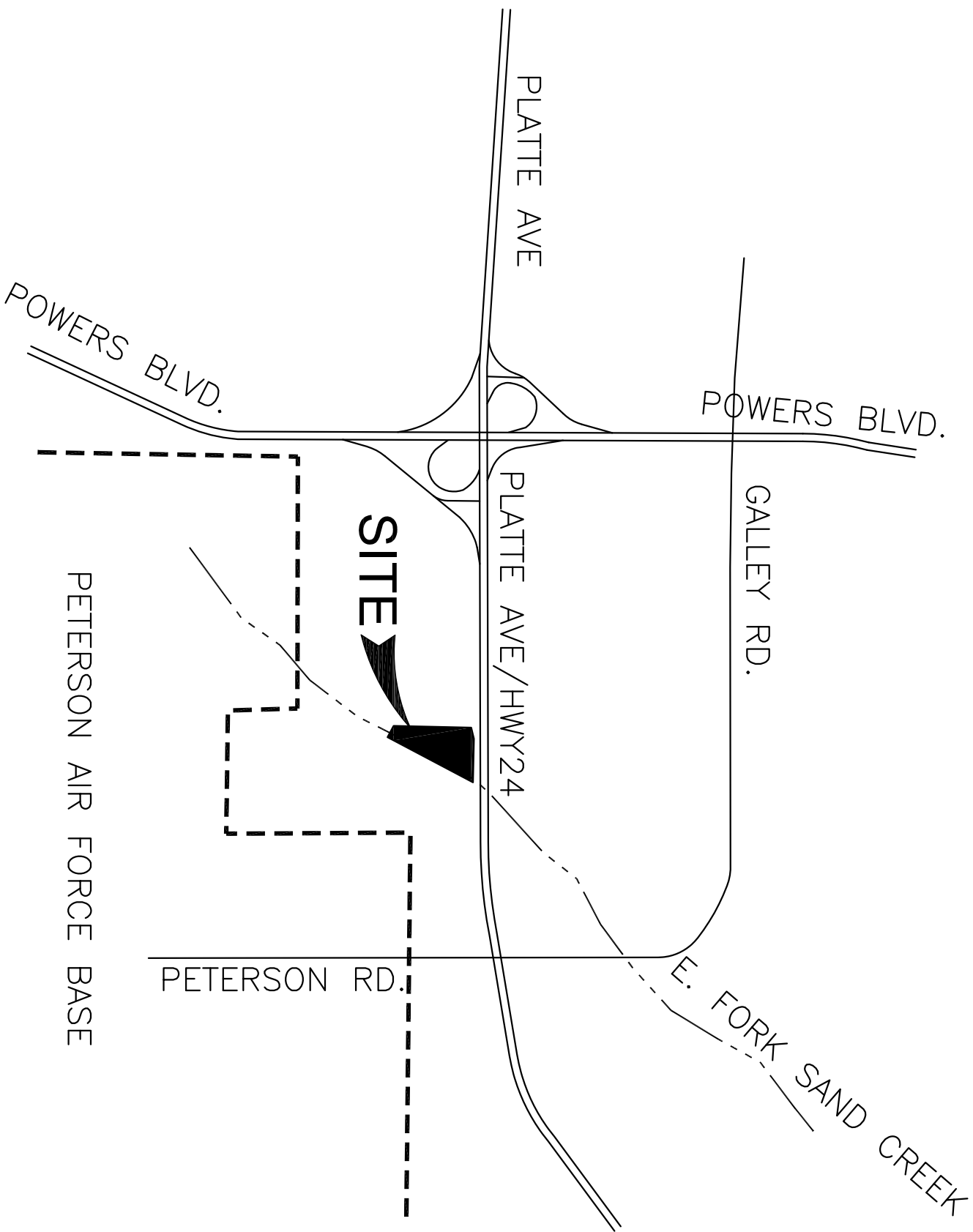
Sincerely,  
Core Engineering Group, LLC



- Add The Engineer's Statement, Developer's Statement and El Paso County Signature Block.

- Include a section regarding Drainage Fees. See ECM Appendix L Part 1 Section 3.13a for the guideline if fee will or will not be paid with the vacation replat. State the justification if no fees are paid.

55306



VICINITY MAP  
NO SCALE

# Markup Summary

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**Subject:** Text Box  
**Page Label:** 1  
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