



June 3, 2021

Mr. Gabe Sevigny, Planning Supervisor
City of Colorado Springs, Planning and Development Department
30 S. Nevada, Suite 701
Colorado Springs, CO 80903

Re: Elegante Hotel – Minor Amendment to DP, Drainage Letter

Dear : Mr. Sevigny

Please accept this drainage statement regarding the above mentioned proposal to amend the development plan to modify parking and change of use for the hotel. This drainage letter focuses on the modified parking proposal.

The parking changes are to be done in Phase 3 of the development. The two existing sport courts (basketball and tennis) are to be converted to parking areas (approximately 21,100 sf). The impervious area for the site will not be increased by converting the two areas. The grades and drainage patterns will be unchanged. In addition, we are of the opinion that the conversion from hard court areas to paved parking areas does not fall into the realm of “earth disturbing activity” and therefore will not require the project to fall under the City’s stormwater quality policies.

The other area to be disturbed is located to the north east next to the existing overflow parking area. This area is to include a strip of new landscaping along Janitell Road. The added landscaping will have a net effect of reducing the impervious area by an estimated amount of 3,800 sf. The grades and drainage patterns for the parking and landscaped areas will be unchanged.

Thank you for your consideration and if there are any questions to please contact me.

Sincerely,

Bryan T. Law, P.E.

