



June 21, 2024

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

Attn: Ashlyn Mathy

**Re: 4190 Hancock Expressway PPR-2348 – Site Development Plan Comment Response Letter
MVE Project No. 61179**

The submittal documents for the 4190 Hancock Expressway Site Development Plan application have been revised and corrected per the comments received by the various reviewing agencies. Most of the revisions are provided in the submittal documents without further discussion. However, some of the comment responses require further explanations which follow in the notes below.

Site Development Plan:

PCD Eng Comment: “Please identify the well drained soils to be used for the depression pond.”

MVE Response: Any potential infiltration into the soil is not considered in the release rate of the ponding area. All flows are considered to exit using the wall orifices. No information about the soil permeability or soil infiltration rates is available or needed for this project. References to infiltration being used was removed from the drainage report. No note or callout was added the the Site Plan.

Final Drainage Report:

Comment: “Identify the soils to be used and/or whether the existing soils are adequate.”

MVE Response: Any potential infiltration into the soil is not considered in the release rate of the ponding area. All flows are considered to exit using the wall orifices. No information about the soil permeability or soil infiltration rates is available or needed for this project. References to infiltration being used was removed from the drainage report.

Comment: “This is an old version of the spreadsheet, the newest version should be used. Also consider using a different methodology to size the flow through the weep holes as this spreadsheet has a lot more components that are not present in the retaining wall.”

MVE Response: Worksheet updated to latest version. This this worksheet accomplishes the stage storage and release rate calculations necessary by only considering the planned orifices. Other modes of release are not entered or considered in the analysis and have been hidden as much as possible in the worksheet output. The worksheet was annotated to explain.

Comment: “Excerpt shows there is an existing swale. Please call out. This comment is applied to both drainage maps.”

MVE Response: The excerpt shows the “Drainage Plan” for Lot 3 which was never developed and the swale was never constructed along the southern boundary. The direction of flows tot he west are

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4190 Hancock Expressway PPR-2348 – Site Development Plan Comment Response Letter

June 21, 2024

Page 2

still accomplished because the proposed development will capture the developed flows and direct them to the ponding area by the curb shown. No swale is needed along the southern boundary. No annotation added to either drainage map.

Very truly yours,

M.V.E., Inc.



David R. Gorman, P.E.

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