



August 16, 2021

Mr. Ryan Howser – Planner 1
El Paso County Planning and Community Development
2880 International Circle, Suite 100
Colorado Springs, CO 80910

RE: Drainage Conformance Letter
Dutch Bros. Coffee – Falcon Marketplace – Lot 11
7510 Falcon Market Place, Falcon, Colorado 80831
Our Job No.

Dear Mr. Howser:

The purpose of this letter is to provide justification that the proposed development of Dutch Bros. Coffee on Lot 11 of Falcon Marketplace confirms to the requirements of the "Final Drainage Report for Falcon Marketplace" as prepared by Drexel, Barrell & Co. dated November 4, 2019.

Drainage Conformance Letter

Based on the above-referenced final drainage report, Lot 11 and the western portion of Lot 1 fall within Basin C4. Basin C4 encompasses 2.43 acres and has an assumed impervious value of 81%. The 5- and 100-year recurrence interval design storms are estimated to create 6.9 and 13.8 cubic feet per second, respectively. The proposed development contains 27,975 square feet or 0.64 acres. This equates to approximately 26.43% of Basin C4. As such, Lot 11 is entitled to 1.82 and 3.64 cubic feet per second of contribution to the privately-owner storm sewer system for the 5- and 100-year storm events.

Based on current surface cover conditions, the proposed Dutch Bros. Coffee will have a site imperviousness rating of 79.04%. Calculated peak flows are 1.698 and 3.472cfs for the 5- and 100-year storm events, respectively. Less than five-hundred square feet of Lot 11 is being directed away from the collective storm sewer and is routed into the gutters along Falcon Market Place. On-site stormwater runoff is collected via a system of gutters and storm structures and then conveyed to the existing 18-inch RCP storm sewer stub as provided by the great Falcon Marketplace development. The location of the storm sewer can be seen within the Proposed Utility Plan, designed by Drexel, Barrell & Co, and signed on August 20, 2020. Proposed stormwater flows are less than the assumed design flows; therefore, no additional detention or treatment is required for design.

If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Respectfully,




Joshua A. H.
Principal Engineer

JAH/jd
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enc: As Noted
cc: Mr. Hal P. Grubb, Barghausen Consulting Engineers, Inc

Please reference DCM Vol.1 section 4.5 for drainage letter content requirements. The purpose of the drainage letter is to provide site specific information, calculations, and drainage maps to show conformance with previous drainage report for Falcon Marketplace. If you have any questions please feel free to contact Lupe Packman at 719-313-6215. Please note drainage letter should also include signature blocks. See attachment next to comment.