



02/17/2022

PCD File # PPR-21-008

Jeff Rice
PCD – Engineering
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Super Star Car Wash – Falcon Marketplace – Lot 10, Drainage Conformance Letter

Dear: Ryan,

The purpose of this letter is to provide justification that the proposed development of Super Star Car Wash on Lot 10 of Falcon Marketplace conforms to the requirements of the “Final Drainage Report for Falcon Marketplace” prepared by Drexel, Barrell & Co. dated November 4, 2019, PCD filling number SF-19-001.

Drainage Conformance Letter

Based on the drainage report for the overall development of Falcon Marketplace prepared by Drexel, Barrell & Co. Lot 10 is part of drainage Basin B18 which contains the 2.18 acres of combined Lots 9 and 10 with an assumed imperviousness of 81%. Basin 18 as well as other basins that make up the majority of the overall development drain into Pond #2 which is a 3.5 ac-ft basin that will detain and release the WQCV generated by the site. Basin 18 has design release flows of 7.8 cfs for a 5-year storm and 15.0 cfs for a 100-year storm. Lot 10 makes up 48.6% (1.06 acres) of the total 2.18 acres, based on that the allowable release rates from lot 10 are 3.8 cfs for a 5-year storm and 7.3 cfs for a 100-year storm.

The actual design for lot 10 has an imperviousness of 73% with 0.19 acres flowing off site. Basin UD1.1 enters a storm inlet on the development road and then flows through the development sewers and into Pond #2. Basin UD1.2 enters a storm inlet on the development road and then flows through the development sewers into Pond #3. Basin UD1.3 sheet flows offsite directly into Pond #2. All areas that flow offsite result in 0.1 cfs 5-year release rate and a 0.5 cfs 100-year release rate, all basins eventually entering one of the overall development water quality ponds. Removing the off-site flow rates from the allowable release rate of the site results in a 5-year allowable release rate of 3.7 CFS and a 100-year release rate of 6.8 cfs. The rest of the on-site flow has a 5-year storm release rate of 3.3 cfs and a 100-year storm release rate of 5.9 cfs, both adhere to the requirements of the overall development drainage report. Because this site conforms to the requirements set forth by the drainage report prepared by Drexel, Barrell & Co. it has been determined that no additional onsite detention or water quality will be required.

Sincerely,

Thomas Pannell, P.E.
Sr. Project Manager
Bowman Consulting Group, Ltd.

Drainage Reports

Design Engineer's Statement:

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the applicable master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

Thomas Pannell, P.E. 53615 2/17/22



Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements specified in this drainage report and plan.

Tim Varley

Digitally signed by Tim Varley
DN: CN=US, E=tvarley@sscowaz.com,
OU=Super Star Car Wash, OU=Director of
Development, CN=Tim Varley
Date: 2022.02.17 13:09:46-07'00'

Tim Varley, Director of Development 2/17/22
Superstar Car Wash
1830 N 95th Ave, Ste. 106
Phoenix, AZ 85037

El Paso County:

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

APPROVED
Engineering Department

02/22/2022 1:01:10 PM
dsdnijkamp

EPC Planning & Community
Development Department

Jennifer Irvine, P.E. 2/17/22
County Engineer / ECM Administrator

Conditions: