

January 31, 2024

Kari Parsons  
E.P.C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: SF Final Plat – Falcon Meadows at Bent Grass Filing No. 3 - Drainage

Dear Kari,

The approved FDR (10/19/2022) for Falcon Meadows at Bent Grass Filing No. 3 shows that the upstream tributary acreage for Pond North (WQCV Detention Pond – Filing 2) has a calculated imperviousness of 60%. The sub-basins associated with the area where the proposed additional lot (Lots 33-39) is to be located are identified as C-1a, C-1c, C-1d, & C-1f. The total acreage associated with these sub-basins is 3.57 acres. The area designated as pavement within these four (4) sub-basins is 0.8376 acres. The area to be designated as building footprints totals 0.683 acres. Therefore, the total imperviousness within the sub-basins where the additional lot is proposed is:  $1.5192 \text{ ac} / 3.57 \text{ ac} = 42.55\%$ . This imperviousness does not adversely impact the capacity / design of Pond North (WQCV Detention Pond – Filing 2). **With the inclusion of the additional lot within sub-basin C-1c, the % imperviousness has been reduced from 77.5% (FDR) to 41.4%.** With the reduction in imperviousness, surface flows that are routed to Existing Inlet DP 41, via curb & gutter, also have been reduced and Existing Inlet DP 41 has sufficient capacity to capture flows and convey them downstream to Pond North (WQCV Detention Pond – Filing 2).

Per the provided analysis above, the addition of a lot (Lots 33-39) within the Falcon Meadows at Bent Grass Filing 3 does not have an adverse impact on the storm sewer conveyance system nor Pond North (WQCV Detention Pond – Filing 2).

Sincerely,  
**GALLOWAY**



Brady Shyrock, PE  
[BradyShyrock@GallowayUS.com](mailto:BradyShyrock@GallowayUS.com)




Please clarify this statement as the % impervious within this basin was 68.2% in the previously approved report and an additional lot has added. It does not make sense that the %impervious would decrease. Feel free to give me a call to discuss (719)-208-6783



# V\_7 Drainage Report - redlines.pdf Markup Summary


Daniel Torres (3)

designated as building footprints total  
basins where the additional lot is  
not adversely impact the capacity  
inclusion of the additional lot with  
from 77.5% (FDR) to 41.4%. With  
Inlet DP 41, via curb & gutter  
capacity to capture flows and conve  
illing 2).

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77.5% (FDR) to 41.4%



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**Author:** Daniel Torres  
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Please clarify this statement as the % impervious within this basin was 68.2% in the previously approved report and an additional lot has added. It does not make sense that the %impervious would decrease. Feel free to give me a call to discuss (719)-208-6783



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With the inclusion of the additional lot within sub-basin C-1c, the % imperviousness has been reduced from 77.5% (FDR) to 41.4%