

June 12, 2024

RE: Falcon Landing – Volume Certification

Falcon Properties, LLC constructed a new 11,042 sq. ft. retail building, parking, drive, and landscape areas on a pad-ready site within Beckett at Woodmen Hills, Filing No. 3.

This project, known as Falcon Landing, is on Lot 3, Beckett at Woodmen Hills, Filing No. 3, which is 1.073 acres. Of the 1.073 acres, 0.107 acres were previously developed per the guidelines of the Final Drainage Report for Beckett at Woodmen Hills Filing No. 3. The site is bound by Lot 4 and Tract A, Beckett at Woodmen Hills, Filing No. 3, an Access Drive (30.0 foot private R.O.W.), on the north and west, and McLaughlin Road (80' R.O.W.) on the east.

The As-Built plans show that the site was generally constructed per the plans approved on 4/9/2019 with the following notable exceptions:

- 3' overflow curb cut was not constructed
- V-Shaped concrete rundown into PLD was not constructed

The lack of curb cut at the overflow was deemed unnecessary as the distance to the overflow outfall is minimal and added negligible potential volume to the PLD. In the event of overflow, no erosion is anticipated as landscaping has been established on the site.

The V-Shaped concrete rundown was omitted in favor of a minimal drop from the concrete pan onto a river rock energy dissipation lining that was discussed and found acceptable by Mr. Jones in April of 2024. Here too, the change added to the volume that can be retained by the PLD though it is still a minimal change.

Overall, these differences from the approved plans do not adversely affect this site nor any adjacent/downstream sites.

Sincerely,

Charles Cothorn, PE
For and on behalf of
Dakota Springs Engineering, LLC

