



Eagleview MDDP and DPBS Amendment Letter of Intent

October 18, 2023

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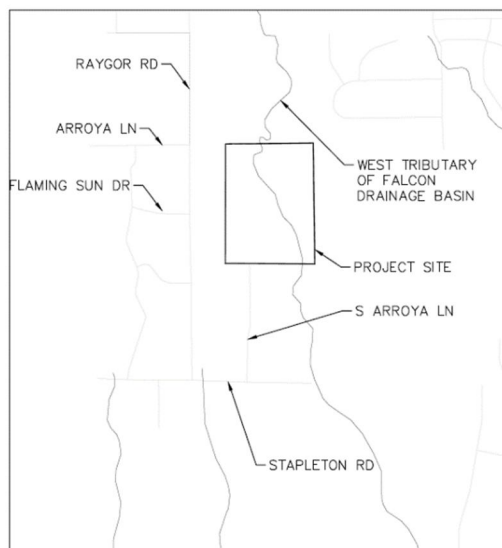
PCD File No.: MDP232

REQUEST

PT Eagleview LLC (Applicant) requests a MDDP and DBPS Amendment (“Amendment”) to the previously approved Falcon Drainage Basin Planning Study completed by Matrix Design Group, September 2015 (DBPS). Changes to the DBPS include the removal of the small drop structures for the entire length of reaches RWT054, RWT080, and RWT092, to be replaced with natural channel design measures in appropriate locations. Additionally, this DBPS Amendment modified the size and location of Sub-Regional Pond 1 (SR1) which has resulted in a smaller full spectrum detention basin on reach RWT080. Lastly, this Amendment changes the responsible parties for drainage improvements in support of the proposed Eagleview development (“Project”) and thus amending the Falcon Drainage Basin, drainage fee.

LOCATION

The Project is located approximately 4 miles northwest of Falcon, Colorado within Section 26, Township 12 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado (“the Site”). The Site comprises two parcels of land which are bound by Stapleton Estates Filing No. 1 on the west and south, Paint Brush Hills Filing No. 14 (PCD File No. SF2024) to the east, and the Rodgwick Subdivision and MFY Farm Subdivision to the north. The Site is currently owned by PT Eagleview LLC and will be developed by PT Eagleview LLC.



VICINITY MAP
1"=1,000'



Figure 1. Vicinity Map

CRITERIA FOR APPROVAL

The proposed storm facilities are designed to be in compliance with the El Paso County “Engineering Criteria Manual”, as revised in November 1991 and October 1994 with County adopted Chapter 6 and Section 3.2.1 of Chapter 13 of the City of Colorado Springs May 2014 Drainage Criteria Manual, Volume 1, (“the DCM”).

Applicable design methods were used to analyze the identified reaches which include the use of HEC-HMS and HEC-RAS models, as well as the Mile High Flood Districts UD-Detention spreadsheet. Proposed amendments to the identified drainage features have been analyzed using the following hydraulic design parameters, in Table 3, consistent with the DCM Section 6.5.2 and 10.7.

DBPS DRAINAGE RECOMMENDATIONS

The DBPS made recommendations for channels (RWT054), (RWT092), (RWT080), and (RWT094). The DBPS also identified a sub-regional detention pond (SR1) to be constructed onsite to provide water quality and flood attenuation.

The following is a description of the improvements identified within the DBPS for each reach or feature:

RWT094:

- Natural Channel Design- Five (5) drops identified between SR1 and Property Line

SR1 (Sub Regional Pond 1):

- 11.03 AC-FT (100 YR) Sub Regional Pond
- Assumed as Non-Jurisdictional Dam
- Sized for the WQCV + 100 YR Detention Volume
- Four (4) drops identified within SR1

RWT080:

- Small Drop Structures- Twenty-six (26) drops identified, eleven (11) within the Eagleview project limits

RWT092:

- Small Drop Structures- Two (2) drops identified between SR1 and Reach RWT054

RWT054:

- Small Drop Structures- Sixteen (16) drops identified

PROPOSED AMENDMENTS TO RECOMMENDATIONS

Based on engineering judgements, assumptions and analysis this Amendment proposes to modify the improvements from the DBPS. A summary of the proposed changes are included below.

(Verify for final
submittal)

RWT094:

- This channel will remain unchanged from the DBPS designation of a natural reach.
- A combination of natural riprap riffle drops, coir matting, and channel grading will be shown south of the proposed road (South Arroya Lane) due to the width of the channel in this section.
- Concrete check structures north of South Arroya Lane to the confluence of RWT094 with RWT080 and RWT092. Refer to Appendix A for concrete check structure typical detail.

SR1 (Sub Regional Pond 1):

- 11.03 AC-FT (100 YR) SR1 will be modified in size and location. This Amendment proposes a 2.4 AC-FT full spectrum detention basin on the RWT080 reach in the northwest corner of the Eagleview site.
- HEC-HMS modeling shows that placing SR1 at his location still achieves the objectives of the DBPS which are water quality and 100-year flood attenuation and reduces the peak flow downstream of the Site, serving a similar function to the anticipated Sub-Regional pond.

RWT080:

- Sub-Regional Pond (SR1) is proposed to move to the northwest corner of the Eagleview site along this reach.
- Remove the drop structures upstream of the Eagleview site.

RWT092:

- Remove small, grouted boulder drop structures and replace with concrete check structures. Refer to Appendix A for concrete check structure typical detail.

RWT054:

- Remove small, grouted boulder drop structures and replace with concrete check structures. Refer to Appendix A for concrete check structure typical detail.

JUSTIFICATION

Consistency with Approval Criteria

The proposed storm facilities are in compliance with the El Paso County “Engineering Criteria Manual”, as revised in November 1991 and October 1994 with County adopted Chapter 6 and Section 3.2.1 of Chapter 13 of the City of Colorado Springs May 2014 Drainage Criteria Manual, Volume 1, (“the DCM”). Proposed amendments to the identified drainage features have been analyzed using the following hydraulic design parameters consistent with the DCM Section 6.5.2 and 10.7.

This MDDP and DBPS Amendment to the previously approved Falcon Drainage Basin Planning Study completed by Matrix Design Group, September 2015 (DBPS) removes the small drop structures for the entire length of reaches RWT054, RWT080, and RWT092, to be replaced with natural channel design measures in appropriate locations. Additionally, this DBPS Amendment modified the size and location of Sub-Regional Pond 1 (SR1).

The proposed modifications and improvements would cause a change in the Drainage Basin Fee. The difference in actual proposed cost for RWT-094 (Developer Cost) and the inflated DBPS do not result in an increase of Drainage Basin Fees. Should RWT080, RWT092, RWT054, and Sub Regional Pond SR1 be amended as Developer Costs, the estimated improvements of \$644,139.00 would cause an increase of at least \$1,541.00 per impervious acre.