



November 3, 2017

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Please remove this document. the requested O&M was for Pond E. An O&M is existing and on file with EPC for pond E.

ATTN: Mrs. Elizabeth Nijkamp

RE: Operation & Maintenance (O&M) Plan & Maintenance Agreement for Existing Facility – Falcon High School Building Addition **County #PPR 17-048**

Dear Elizabeth:

There is an existing ‘detention’ pond area at the south-east corner of the Falcon High School parcel that was constructed with the original school construction in 2007. From the El Paso County records and Falcon School District 49 records available to us, a specific drainage report, construction drawings, O&M Plan, or Maintenance Agreement have not been located. From the report on file for this area and referenced in our provided Drainage Letter (Final Drainage Report for Londonderry Drive & Lambert Road) this existing on-site pond outfalls into the adjacent ‘sub-regional’ Detention/Water Quality Pond E located south of Londonderry Drive. As this Pond E controls the overall release rate from the entire tributary area (including the Falcon High School site) the Falcon High on-site pond is essentially not needed and only serves to promote water infiltration through the grass and landscaped pond area.

The lack of construction details or installation procedures would make creating an Operation & Maintenance Plan and Agreement difficult at this time 10 years after design and construction.

As the proposed building addition has always been planned and designed for with the original high school construction and no proposed modifications are being made to the pond area, we respectfully request that an O&M Plan and Maintenance Agreement is not required at this time.

Sincerely,

Matthew Larson
Project Manager

PPR 17-048