

To: El Paso County Planning and Community Development
Ashlyn Mathy

From: Galloway & Company, Inc.
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920

Date: 04/12/2024

Re: Drainage Memo – Falcon Meadows at Bent Grass Filing No. 5
(VR-24-XXX)

2A

VR242

Introduction & Background

Galloway & Company, Inc. is the Applicant and Designer of Record for Challenger Communities (Owner) who is developing the Falcon Meadows at Bent Grass subdivision. Falcon Meadows at Bent Grass Filing No. 5 Replat project site is located in the City of Falcon, El Paso County, CO. More specifically, in the Southwest ¼ of the Northwest ¼ of Section 1, Township 13 South, Range 65 West of the Sixth Principal Meridian, County of El Paso, State of Colorado. Challenger Communities, LLC is proposing to vacate Lot 48 within Falcon Meadows at Bent Grass Filing No. 2 for purposes of a wastewater utility main outfall that is required as part of the redesign to shallow the wastewater infrastructure due to groundwater concerns. Lot 48 (Tax Schedule #: 5301213007) is to be absorbed by Tract B (Tax Schedule #: 5301213046), the replated area will be Tract A, Falcon Meadows at Bent Grass Filing No. 5.

Conclusion

Lot 48 is located in drainage basin D-2f in the approved Final Drainage Report (see references below). Because the lot is proposed to be vacated and replaced with proposed open space, the overall imperviousness will be decreased. Therefore, no negative impacts to the downstream drainage facilities are expected.

Sincerely,

GALLOWAY

Brady Shyrock, PE
Civil Engineering Project Manager
Email: BradyShyrock@gallowayus.com



References:

“Final Drainage Report – Falcon Meadows at Bent Grass Filing No. 2, by Galloway & Company; February 2022 (PCD Filing No. SF2134)”

