

**FINAL DRAINAGE REPORT**  
for  
**FALCON MARKETPLACE**

El Paso County, Colorado

**November 4, 2019**

**SF-19-001**

Prepared for:

**LG HI Falcon, LLC.**  
3953 Maple Ave, #290  
Dallas, TX 75219  
Contact: Ben Hummel  
(214) 416-9820

Prepared by:

**Drexel, Barrell & Co.**  
3 South 7th Street  
Colorado Springs, CO 80905  
Contact: Tim McConnell, P.E.  
(719) 260-0887

**FINAL DRAINAGE REPORT**  
for  
**FALCON MARKETPLACE**  
Falcon, Colorado

**1.0 CERTIFICATION STATEMENTS**

**ENGINEER'S STATEMENT**

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by El Paso County for drainage reports, and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omission on my part in preparing this report.

  
\_\_\_\_\_  
Tim D. McConnell, P.E.  
Colorado P.E. License No. 33797  
For and on Behalf of Drexel, Barrell & Co.

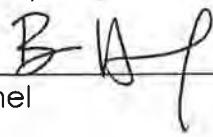
\_\_\_\_\_  
Date



**DEVELOPER'S STATEMENT**

I, the developer have read and will comply with all the requirements specified in this drainage report and plan.

Business Name: LG HI Falcon, LLC.

By:  \_\_\_\_\_ 12-18-19  
Ben Hummel Date  
Title: Owner  
Address: 3953 Maple Ave, #290  
Dallas, TX 75219

**EL PASO COUNTY**

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and the Engineering Criteria Manual, as amended.

For the County Engineer  
CONDITIONS:

**Approved**

**By: Elizabeth Nijkamp**

**Date: 12/19/2019**

El Paso County Planning & Community Development



**14.0 DRAINAGE/BRIDGE FEES**

Drainage and Bridge Fees

The project lies within the Falcon Drainage Basin, and is previously unplatted. The following fees are required, with the percent imperviousness for this subdivision calculated as follows:

27.7 Acres Commercial	95% Impervious
8.7 Acres Open Space	0% Impervious
<u>Weighted Average</u>	<b>72.3% Impervious</b>

36.4 Acres at 72.3% Impervious = 26.3 Impervious Acres

The following calculations are based on the 2019 drainage/bridge fees for the Falcon Basin:

**Drainage Fees**  
 \$29,622 x 26.3 Impervious Ac = \$779,058.60\*  
**\*Pond Reimbursement**

**Bridge Fees**  
 \$4,069 x 26.3 Impervious Ac. = \$107,014.70

Full reimbursement for construction of the sub-regional detention pond (Pond #1 – SR4) and outfall in accordance with DCM Section 3.3, is anticipated. Construction costs are listed below and the drainage fee is requested to be adjusted accordingly.