



SEE DRAINAGE MAP FOR NEAL RANCH FILING NO. 2, BROADMOOR BLUFFS PARK FILING NO. 8, & FARTHING DRIVE PREPARED BY KKSMA JOB NO. 8055 APPROVED BY THE CITY OF COLORADO SPRINGS.

SEE DRAINAGE MAP FOR BROADMOOR BLUFFS DRIVE & FARTHING DRIVE & THE SINGLE-FAMILY PORTION OF BROADMOOR BLUFFS ESTATES, PREPARED BY DREXEL, BARRELL, & CO DRAWING NO. 3D 470 APPROVED BY THE CITY OF COLORADO SPRINGS.

BROADMOOR BLUFFS ESTATES PRELIMINARY PLAT

SEE SITE PLAN, ELEMENTARY SCHOOL NO. 4, PREPARED BY LAMAR KELSEY, ASSOC., INC.

**LEGEND**

- DRAINAGE BASIN BOUNDARY
- MINOR BASIN BOUNDARY
- MINOR BASIN DESIGNATION  
AREA IN ACRES
- 5 YEAR RUNOFF IN CFS  
100 YEAR RUNOFF IN CFS
- DIRECTION OF FLOW (PROPOSED)
- 5YR / 100 YR. / ALLOWABLE  
1/2 STREET FLOWS, CFS
- 5YR. FLOWS BY, CFS  
100 YR. FLOWS BY, CFS

These detailed plans and specifications were prepared under my direction and supervision. Said detailed plans and specifications have been prepared according to the criteria established by the City for detailed drainage plans and specifications, and said detailed plans and specifications are in conformity with the master plan of the drainage basin. Said detailed drainage plans and specifications meet the purposes for which the particular drainage facility is designed. I accept responsibility for any liability caused by the negligence, acts, errors or omissions on my part in preparation of the detailed drainage plans and specifications.

By *John Common*  
John Common, P.E. #11956  
for Drexel, Barrell & Company

**DRAINAGE PLAN  
ELEMENTARY SCHOOL NO. 4  
DISTRICT NO. 12 AT  
BROADMOOR BLUFFS ESTATES  
COLORADO SPRINGS, COLORADO  
FOR: GATES LAND COMPANY**

		<b>DREXEL, BARRELL &amp; CO.</b>	
1700 18TH STREET 340 S. EL PASO STREET BOULDER, COLORADO 80501 COLORADO SPRINGS, COLORADO 80907		ENGINEERS — SURVEYORS (303) 442-4338 (303) 533-9229	
Date	12 OCT 84	Designed by	CS
Scale	1" = 100'	Drawn by	R K
Job No.	E - 3146	Drawing No.	3D 515
Revisions	Date		