


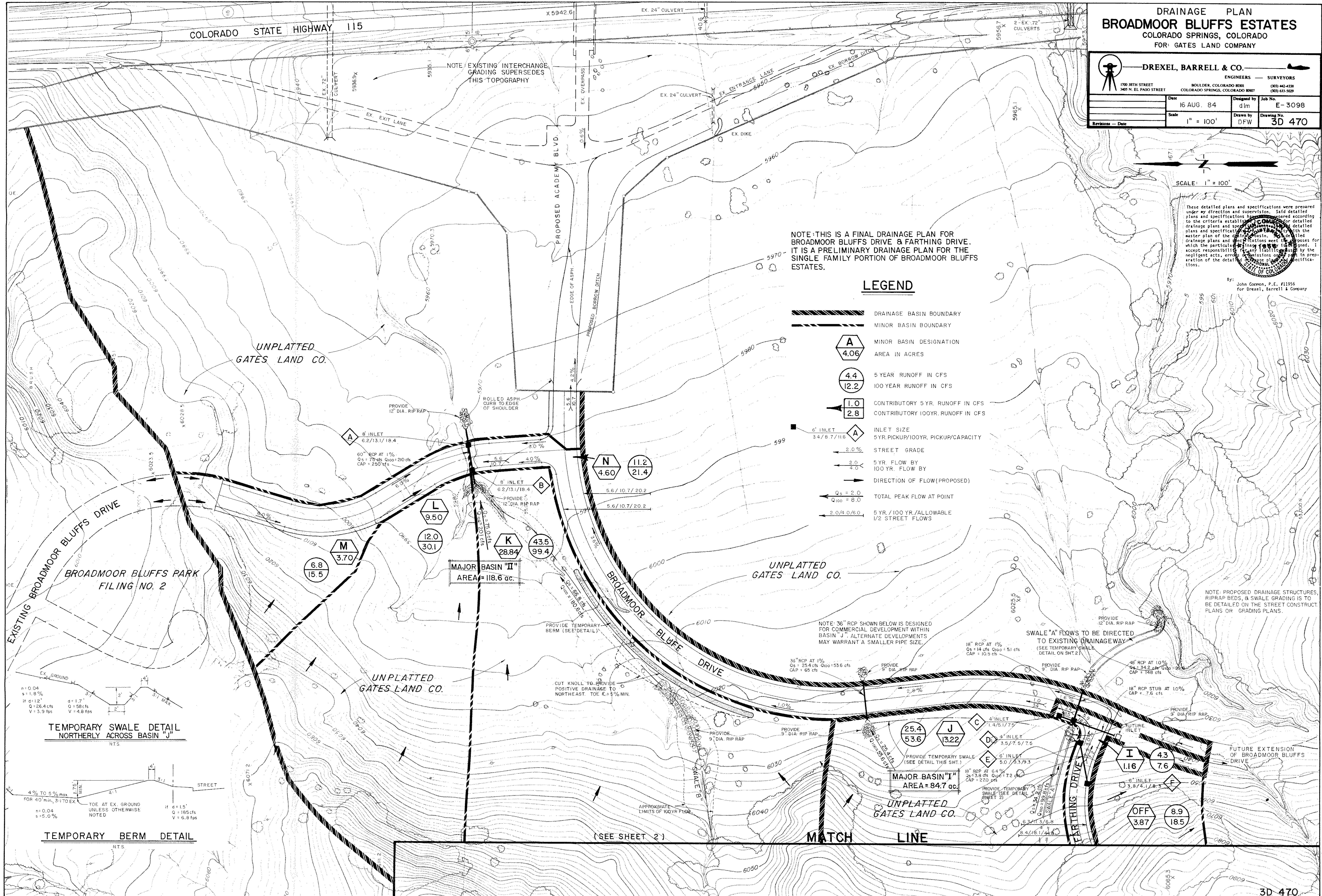
DRAINAGE PLAN
BROADMOOR BLUFFS ESTATES
 COLORADO SPRINGS, COLORADO
 FOR: GATES LAND COMPANY

 DREXEL, BARRELL & CO. ENGINEERS — SURVEYORS 1700 37TH STREET 3400 N. EL PASO STREET BOULDER, COLORADO 80501 COLORADO SPRINGS, COLORADO 80907 (303) 442-4338 (303) 433-5029					
Date	16 AUG. 84	Designed by	d/m	Job No.	E-3098
Scale	1" = 100'	Drawn by	DFW	Drawing No.	3D 470
Revisions	Date				

SCALE: 1" = 100'



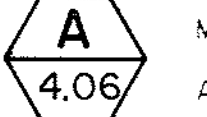
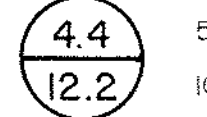
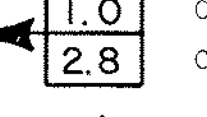

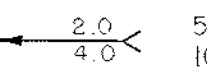

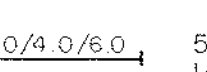
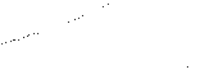


These detailed plans and specifications were prepared under my direction and supervision. Said detailed plans and specifications were prepared according to the criteria established for detailed drainage plans and specifications in the master plan of the Broadmoor Bluffs Estates. I accept responsibility for the accuracy of the information contained herein and for the correctness of the calculations and specifications. I am not responsible for any errors or omissions on the part of the contractor or any other party in preparation of the detailed plans and specifications.

By: John Coonan, P.E., #11956
 for Drexel, Barrell & Company



NOTE: THIS IS A FINAL DRAINAGE PLAN FOR BROADMOOR BLUFFS DRIVE & FARTHING DRIVE. IT IS A PRELIMINARY DRAINAGE PLAN FOR THE SINGLE FAMILY PORTION OF BROADMOOR BLUFFS ESTATES.

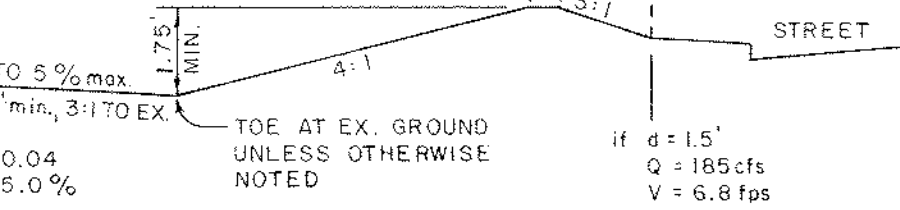
LEGEND

-  DRAINAGE BASIN BOUNDARY
-  MINOR BASIN BOUNDARY
-  MINOR BASIN DESIGNATION
AREA IN ACRES
-  5 YEAR RUNOFF IN CFS
100 YEAR RUNOFF IN CFS
-  CONTRIBUTORY 5YR. RUNOFF IN CFS
CONTRIBUTORY 100YR. RUNOFF IN CFS
-  6" INLET
34/8.7/11.6
-  INLET SIZE
5YR. PICKUP/100YR. PICKUP/CAPACITY
-  STREET GRADE
-  5 YR. FLOW BY
100 YR. FLOW BY
-  DIRECTION OF FLOW (PROPOSED)
-  TOTAL PEAK FLOW AT POINT
-  5 YR. / 100 YR. / ALLOWABLE
1/2 STREET FLOWS

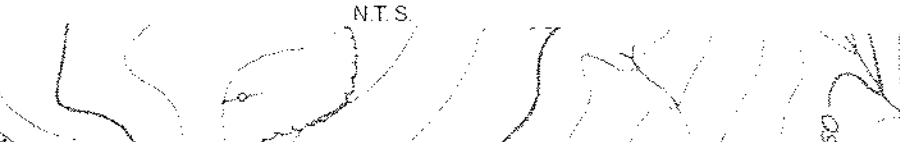
MAJOR BASIN "II"
 AREA = 118.6 ac.

MAJOR BASIN "I"
 AREA = 84.7 ac.

TEMPORARY SWALE DETAIL
 NORTHERLY ACROSS BASIN "J"



TEMPORARY BERM DETAIL



NOTE: PROPOSED DRAINAGE STRUCTURES, RIPRAP BEDS, & SWALE GRADING IS TO BE DETAILED ON THE STREET CONSTRUCT PLANS OR GRADING PLANS.

NOTE: 36" RCP SHOWN BELOW IS DESIGNED FOR COMMERCIAL DEVELOPMENT WITHIN BASIN "J". ALTERNATE DEVELOPMENTS MAY WARRANT A SMALLER PIPE SIZE.

SWALE "A" FLOWS TO BE DIRECTED TO EXISTING DRAINAGEWAY (SEE TEMPORARY SWALE DETAIL ON SHT. 2)

(SEE SHEET 2)

MATCH LINE