

UNPLATTED (ZONED: PUD)
NORTHGATE PROPERTIES, LLC

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UNPLATTED (ZONED: PUD)

UNPLATTED (ZONED: A)
CHAPTER TWO INVESTMENTS, LLC

LOT 1, SHOPS AT BASS PRO
NORTHGATE (ZONED: PUD)
BOURBON BROTHERS LLC

LOT 2, BASS PRO
CROSSING AT NORTHGATE
(ZONED: PUD)
COPPER RIDGE
DEVELOPMENT, INC.

PROPOSED 24" STORM SEWER PER MDDP FOR
BASS PRO AT NORTHGATE FILING NO. 1; THIS
STORM PIPE WILL NOT BE REQUIRED PER
MDDP FOR COPPER RIDGE CROSSING AT
NORTHGATE.

PROPOSED 20" D-10-R INLET IN MDDP FOR
BASS PRO AT NORTHGATE FILING NO. 1; THIS
INLET WILL NOT BE REQUIRED WITH MDDP FOR
COPPER RIDGE CROSSING

FLows FROM EXISTING
FEDEX SITE WILL BE
RE-ROUTED TO
PROPOSED MASTER
DETENTION POND WITH
ADJACENT
DEVELOPMENT

PRIVATE TEMPORARY
SEDIMENT/WATER QUALITY POND

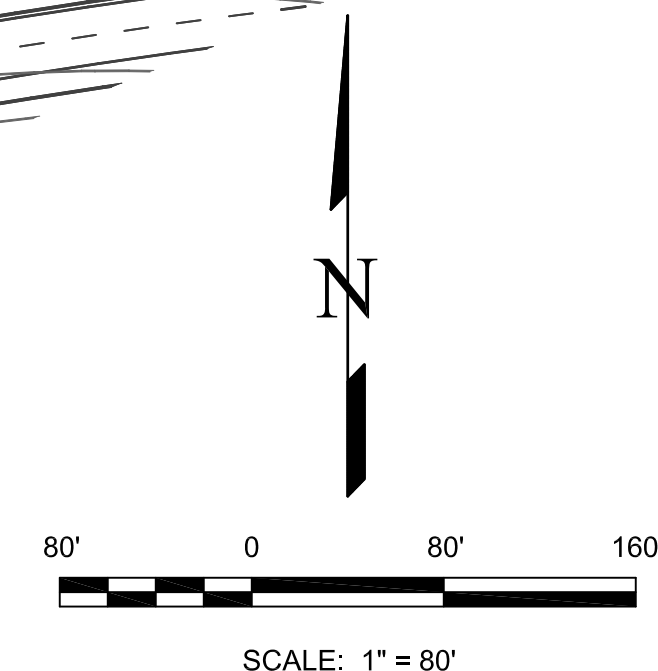
THIS PORTION OF STORM SEWER
SYSTEM WILL BE DESIGNED WITH
ADJACENT DEVELOPMENT

APPROX. 200 LF OF
36" HDPE STORM
SEWER PIPE

APPROX. 200 LF OF
30" HDPE
STORM SEWER PIPE

APPROX. 350LF OF 24"
HDPE STORM SEWER
PIPE

APPROX. 370 LF
OF 18" HDPE
STORM SEWER
PIPE



NOTE:
1. PRIVATE TEMPORARY SEDIMENT/WATER QUALITY POND IS PROPOSED FOR
INTERIM CONDITION, AND A PUBLIC PERMANENT STORMWATER QUALITY/
EXTENDED DETENTION BASIN FACILITY WILL BE CONSTRUCTED WITH
DEVELOPMENT OF SUB-BASIN D. THEN, ULTIMATE STORM WATER QUALITY/
EXTENDED DETENTION BASIN FACILITY WILL BE DEDICATED TO CITY.

AREA DRAINAGE SUMMARY

BASIN	AREA TOTAL (Acres)	Q ₁ (c.f.s.)	Q ₂ (c.f.s.)	Q ₃ (c.f.s.)	Q ₄ (c.f.s.)	Q ₅ (c.f.s.)	Q ₁₀₀ (c.f.s.)
A	1.21	3.8	5.4	6.4	8.3	9.5	10.1
B	1.03	3.3	4.6	4.9	7.1	8.1	8.6
C	1.44	4.6	6.4	7.6	9.9	11.4	12.0
D	24.87	63.6	88.5	105.7	137.5	157.7	167.1
E	1.54	3.2	4.5	5.5	7.3	8.4	9.1
OS-A	0.34	0.4	0.6	0.8	1.0	1.2	1.4
OS-C	2.20	6.8	9.5	11.3	14.7	16.9	17.8

DESIGN POINTS SUMMARY

Design Point(s)	Q ₂ (c.f.s.)	Q ₃ (c.f.s.)	Q ₄ (c.f.s.)	Q ₅ (c.f.s.)	Q ₁₀ (c.f.s.)	Q ₁₀₀ (c.f.s.)
1	7.1	9.9	11.8	15.4	17.7	18.7
2	4.6	6.4	7.6	9.9	11.4	12.0
3	15.2	21.0	24.5	40.5	45.9	48.0
4	6.8	9.5	11.3	14.7	16.9	17.8
5	41.73	57.33	67.12	85.99	97.60	101.95
6	37.59	47.89	53.57	63.16	68.22	69.98

PIPE ROUTING SUMMARY

Pipe Run	Flow		Pipe Size (Inches)	Pipe length (L.F.)	Pipe material
	Q _s	Q ₁₀₀			
1	9.92	18.72	18	370'	HDPE PRIVATE
2	9.50	17.84	18	180'	HDPE PRIVATE
3	46.74	68.07	36	160	HDPE PRIVATE
4	72.39	136.66	varies; see plan for pipe spec		PRIVATE

ECE
EXECUTIVE CONSULTING ENGINEERS

13570 Meadowgrass Drive
Suite 200
Colorado Springs, Colorado 80921
(719) 531-0707

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NO.	DATE	BY	REVISION DESCRIPTION
1	10/31/14	BHY	1ST CITY COMMENTS

CLIENT INFORMATION:
NORTHGATE PROPERTIES, LLC.
13640 MEADOWGRASS DRIVE
SUITE 200
COLORADO SPRINGS, CO 80921
(719) 531-0707

PROJECT NAME: **COPPER RIDGE CROSSING AT NORTHGATE**
DRAWING TITLE: **DEVELOPED CONDITIONS DRAINAGE MAP**

H-Scale: 1"=80'
V-Scale: N/A
Date: 04/14/2014
Project No.: 1089
Drawn by: BHY
Designed by: BHY
Approved by: _____
SHEET: **DM-2**
SHEET 2 OF 2